

**REPORT FOR: CABINET**

---

<b>Date of Meeting:</b>	9 July 2020
<b>Subject:</b>	Regeneration Programme Update - Building a Better Harrow
<b>Key Decision:</b>	No
<b>Responsible Officer:</b>	Paul Walker - Corporate Director, Community
<b>Portfolio Holder:</b>	Cllr Keith Ferry, Deputy Leader and Portfolio Holder for Regeneration, Planning and Employment Cllr Adam Swersky, Portfolio Holder for Finance and Resources
<b>Exempt:</b>	No
<b>Decision subject to Call-in:</b>	Yes
<b>Wards affected:</b>	All wards
<b>Enclosures:</b>	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. This update includes UK lockdown period and any impact on live projects which are currently on site.

### **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. This update includes UK lockdown period and any impact on live projects which are currently on site.

## 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 which is being delivered through a range of Council led schemes and private developers. This report incorporates the past three months from March through to June 2020 which includes the Covid 19 UK lockdown period outlines any impact on project and programmes including sites closures and where applicable restart on all Council and Partner led projects and programmes.

### Regeneration Strategy

**2.2** The Council's Regeneration Strategy covers the period from 2015 to 2026 and it outlines three core themes:

**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** Harrow is a unique borough and over the past years the benefits of our borough have been recognised by our growing population and increased developer interest in Harrow.

**2.4** The Councils aim is to continue to promote sustainable communities by encouraging the right type of Development and Growth throughout Harrow. This is key to the success of the Regeneration Programme, building in sufficient infrastructure across the borough that will invigorate our local economy, attract new businesses and employers to the borough improving employment, education, and work opportunities for our residents. Providing a sense of place, well being and welcome community for all. Harrow already has a wide ranging and diverse set of communities and the regeneration programme will build on this success by encouraging new families and people who want to come to live, work and relax in Harrow.

**2.5** An update on all Council led schemes and developer led projects is included in *Section 4* of this report.

## Section 3 – Economic Development

**3.1** The Regeneration Strategy also outlines the Economic Actions, Performance Measures and Outcomes that are anticipated to be achieved and delivered.

**3.2** To support this a detailed Economic dashboard has been developed to outline a base position with regards to raw data gathered. This will aid in monitoring trends across the various economic areas. The current dataset includes data covering the past 12 months up to April 2020. This gives the opportunity to reflect on this early dataset in the following sections.

**3.3** The information below outlines the objectives, key performance measures and delivery for the **“Heart of Harrow Action Plan”**.

**Performance Measure:** To provide 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:** To achieve the development programme to be delivered, improve town centre facilities, renew, and expand housing stock, promote healthier communities, increase economic activity, and provide a resilient business base.

**Performance to date:**

### 3.4 New Homes:

Measure	Quantity
Net Housing Completions from 1/4/14 to 31/5/19	4,027
Homes within the opportunity area (47.5%)	1,914

### 3.5 Employment:

The Council’s application of Procurement and Planning Policies together with the Economic Development employment projects had led to 1,675 residents employed through the council’s supply chain, 1,489 of which have been employed on development sites. 1,101 young people have been supported into employment and 525 into apprenticeships. Over £700k has been secured in the past five years from development projects to support local employment and training initiatives. As a result of COVID 19 we are still updating final performance figures and these will change by the next Cabinet report.

The Council is yet to see the true impact of COVID-19 on unemployment however, The claimant count for May was 10,425 residents (6.6%) compared to unemployment of 4,670 (3.1%) at the peak of the recession in October 2009.. This reaffirms the importance of a regeneration programme that will help create new jobs through a capital funding.

### 3.6 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:**

**3.7 The 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). The scheme involves major changes to the High Street, A409 corridor, bus routes, traffic signals infrastructure and the public realm. A comprehensive business case for the scheme was considered and accepted by TfL in November 2019 and funding has been released to undertake public consultation and detailed design in 2019/20. Public consultation was undertaken in January/February 2020 and the results have been approved by the Portfolio Holder and TfL. Implementation of the scheme is proposed for 2020/21 at an estimated construction cost of approximately £2.25 million. However, the coronavirus health crisis has led to transport programmes in London being suspended by Transport for London and this project is on hold currently. Opportunities for other funding from government are being explored to source alternative funding for the project.

Of the 13 stations in Harrow, two have full step free access (Harrow & Wealdstone and Pinner) and three 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 station – phase 1, will see the lifts on the College Road side due for completion in 2020, with phase 2 of the step free access project, allied to the wider development plans for the station. Redevelopment of the car park at Stanmore station will provide an opportunity to make the station fully accessible. Work is underway at Sudbury Hill station to install lifts.

Proposals to make Sudbury Hill Station step free are currently under review and will require land acquisition issues to be resolved and to identify funding. South Harrow station is currently being considered for step free as part of potential development plans for the car park.

The use of annual TfL funding provided to deliver the Council LIP programme over a number of years has increased the number of accessible bus stops to approximately 99% of the 430 bus stops in Harrow. This means that nearly all

bus stops have 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 and provision of seating and shelters, etc.

### 3.8 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. Six have been launched this year, with a further four to be completed by the end of the financial year. Business growth and retention. Increased economic activity.

**Performance to date:**

Table 1 below sets out the range of successful projects Harrow has delivered since 2018. These projects were focused on park and open space restoration to deliver multiple infrastructure benefits and many other amenities, physical and mental health, air quality, biodiversity, habitat, education, flood risk protection, water quality etc.

Project	Description	Year completed
National Lottery and Heritage Fund	National Lottery and Heritage Fund award of £1.5m to undertake a heritage and parks restoration project that includes construction of sedimentation pond, wetlands, planting a new orchard, de culverting of the Yeading Brook, flood storage, desilting of the ancient scheduled monument moat, new paths, five new bridges, nature and heritage trail, new play equipment, new outdoor learning area, new overflow car park, refurbishment of existing car park, new entrances, signs and interpretation posts and appointment of a full time outdoor learning officer for 3yrs and two apprentices for 2yrs.	2018/19
MHCLG – Volunteer Groups	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. Three of the four projects are complete and flood defence elements are operational. The fourth project, Headstone Manor is in construction. Due to wet weather conditions over the last five months the programme has been delayed until May 2020 with further planting of trees and wetlands programmed between June and November 2020.	2020
Natural Storage Basin	Project in the design stage and will be going out to consultation as the location is a flood storage area in Headstone Manor. Project will be a natural storage basin with flow control structures. £720k has been secured from the EA Defence Aid grant and Local Levy. An additional £250k has been requested	31 <sup>st</sup> March 2021

	to increase risk percentage due to wet weather and health epidemic. Construction to begin in late summer/early autumn subject to the increased risk percentage.	
--	---	--

### **3.9 Strategic Infrastructure Projects and Proposals:**

The council continues to build on this work to improve strategic infrastructure with the following projects currently underway:

**3.10 The Wealdstone Transport Study** – this 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 (i) a town centre improvement scheme for the High Street bus services in the town and (ii) a livable neighborhood for Wealdstone.

**3.11 The Liveable Neighbourhood Bid** – This bid proposes to introduce strategic north/south and east/west corridors through the town to facilitate greater walking and cycling and also create localised healthy streets within residential neighbourhoods surrounding the town centre to facilitate greater walking, cycling and public transport use. A comprehensive liveable neighbourhood bid was submitted to TfL in November 2019 and the outcome of bid submissions across London was expected to be announced by TfL in March 2020, however, the Covid 19 health crisis has led to transport programmes in London being suspended by Transport for London and announcements are on hold currently. Opportunities for other funding from government are being explored to source alternative funding for the project.

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 co funded National Lottery Heritage Fund, GLA & Harrow Council Parks for People Project is due for completion in the next 12 weeks and provides new cycle and walking routes around new works specifically in Headstone Manor park and beyond to North Harrow, Hatch End and Pinner.

It will link Kenton Recreation Ground via the new Harrow View West public open space as well as Kodak East green corridor and Byron Park. It strengthens Harrow’s existing Green Grid.

**3.12 Heat Network** – The Council continue to review potential opportunity to provide a local heat network which would serve the main council regeneration

sites has been progressed to draft business case stage, which will be refined once the Strategic Development Partner is procured.

**3.13 Clinical Commissioning Group** - 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.

**3.14 Education** - Harrow schools continue to be rated either Outstanding or Good. The Not in Education Employment or Training (NEET) figure is 0.45% in March 2019. This is the percentage of young people aged 16-18 who were not meeting Harrow's 'duty to participate'. This is the third lowest rate in England out of the 152 Local Authority areas. Economic Activity levels have increased from 76.7% in 2014 to 78% in June 2019 (NOMIS - Official Labour Market Statistics).

**3.15 Town Centre** - In March 2020, the majority of businesses in the town centre shut down in response to government guidance following the COVID-19 outbreak.

Around 60% of premises in the District Centres and Harrow Town Centre will be able to open from the 15th June. Harrow Council has been awarded £221,203 from the Reopening High Streets Safely Fund to support the reopening of those places. A series of measures have been planned and costed to utilise this fund to enable social distancing and the movement of shoppers within those centres. In tandem with this a capital programme has been developed to improve walking and cycle routes into those centres to shift people from public transport and cars.

As a consequence of the coronavirus health crisis an application for Streetspace funds has been submitted to TfL for schemes to increase walking and cycling as an alternative means of travel due to the limited public transport capacity caused by social distancing and a need to restrict the volume of journeys by private car on the road network. Many of these improvements whilst temporary in nature could become longer term interventions with wider benefits for town centres. The programme will be enhanced by funds from Harrow's Capital High Street Fund to increase the number of people walking and cycling to those centres. Communications will be through HA1BID, Harrow Council Business Newsletter, with local traders groups and a Commonplace community engagement website.

The Public and Community Protection team is assessing options to widen pavement. They are working with Business Improvement District (BID), Estates and Highways to set up a system in the town centre to ensure public safety. They are also reviewing restrictions on off sales for licensing in place under Government guidance.

In the period June 2018 to June 2019 Harrow's major; district and local centre shop vacancy rates have risen slightly from 3.05% to 4.28% across Harrow's district centres and the Metropolitan Centre. This increase largely relates to changes in Burnt Oak and Edgware, based on those units located within Harrow only. 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.

Following consultations on public realm improvements, a procurement process has been undertaken to select artists to provide public art in Rayners Lane and Wealdstone. The intention is that the art will help provide a sense of identity to these district centres.

**3.16 Parks** - With the relaxation of lockdown restrictions, all the boroughs parks are opened apart from outdoor gyms and playgrounds which remain prohibited under law. Basketball courts have remained shut but all tennis courts are now open apart from Pinner Village as this would mean opening the playground.

### **3.17 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:** Increased Business start-ups, 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:**

**3.18 Economic Activity** - COVID-19 has had a significant impact on the economic activity in Harrow since March 2020. Early indications from the monitoring of key indicators show a reduction in business rate collection performance of approximately 5% as at 15/6/20. However, this is from a much reduced collection target of £38m instead of £56m considering that the awarding of 100% retail relief to around 3,200 businesses reduced the collectible yield by around £18m. Rent collection from council tenants is also down from 97.00% in March 2020 to 74.36% in April 2020.

The number of planning applications reduced from 394 in March 2020 to 267 in April 2020, which was the lowest number of applications in the data collected. The number of applications received in May then increased to 292 which is encouraging the true impact of COVID-19 is yet to be fully understood and trends will likely emerge over the coming months and will be monitored

**3.19 Economic Recovery** - Harrow's local economy like many other local authorities has been significantly impacted COVID-19. West London's economic recovery is key to the recovery of the wider London and the UK. Therefore, Harrow senior officers are working with the West London Alliance

Leaders Board which have created an “Economic Recovery Vision” for West London.

**There are 7 themes in this vision:**

- Sustainability and the circular economy
- Social and economic inclusion
- Data and digital innovation
- Global connectivity
- Work and productivity
- Growing sectors
- Devolution

**3.20 Economic impact of Covid-19 in West London**

- Passenger demand 97% down at Heathrow in May with a possible implication for 80,000 plus jobs
- Micro-businesses are particularly vulnerable
- Loss of customer spending in local economies
- Sectors such as non-food retail, hospitality, leisure impacted
- TfL Transport schemes at risk due to revenue cuts

**3.21 Quantifying the economic impact**

- 40,000 job losses in 2020 Baseline Scenario, 50,000 in Downside Scenario.
- In Baseline, 20,000 jobs recovery in 2021. In Downside, 10,000 more job losses in 2021.

**3.22 Economic recovery planning focussing on 7 work-streams (each led by a WLA borough)**

- Heathrow and supply chain
- Town centres
- Microbusinesses and the self-employed
- Growth Sectors (e.g. digital, green, and life sciences)
- Employment and skills
- Entrepreneurship / business start-up support
- Housing & infrastructure

The seven work streams include 2 cross cutting themes: Socio and Economic inclusion.

**3.23 West London Economic Recovery** – There are four phases to support West London’s economic recover these are:

**Phase 1: Immediate business support**

- Understand the impact and prepare to ramp up support
- Signpost businesses and individuals to support, advice, grants and relief

- Local responses (for example: rent holidays for commercial tenants and waiving waste charges)
- Agree consistent WLA approach to Discretionary Grant
- Engage with large employers to understand and influence post lockdown plans

**Phase 2: 3-6 months responses**

- The main objective is to support West London Economy to bounce back quickly & safely from the current restrictions

**Phase 3: Next 6 months**

- Continued support to businesses at risk
- The main objective is to support West London's enterprises and workers through recovery and reform

**Phase 4: 12 months plus**

- To provide continued support to reduce the impact of unemployment, business failure, acceleration of trends (for example: high street decline, remote working, transition to low carbon)
- The main objective is to provide a more inclusive and sustainable economy through ongoing support to promote recovery.

The action plans for each theme, including an assessment of the economic impacts, short, medium and long term objectives, offer and ask to Government will be brought together into a single Recovery Plan to be considered by West London Chief Executives and Leaders over the next few weeks.

## **Section 4 – Achievements to date**

**4.1** The council has continued to build on its early successes by accelerating the pace of housing delivery; exploiting the council's property assets; working with external developers to improve Harrow's infrastructure. Continuing to maximise the local economic activity for communities and businesses and focussing on the Heart of Harrow as an area of opportunity.

**4.2** The council's achievements to date are set out below:

- Harrow scored 169% in the second Housing Delivery Test (HDT) (published February 2020), an annual national measure of housing delivery over the preceding three years (i.e. 2016/17-2018/19), relative to housing targets in adopted development plans (i.e. London Plan/Harrow Local Plan). Harrow's score compares favourably to the London average of 93% and meant it ranked equal 2nd in London (with Hammersmith & Fulham). The highest score was 184% (Hillingdon) and the lowest was 32% (City of London).

Harrow's score means that it faces no 'consequence' (penalty) against the test. Those boroughs that fail to meet the relevant percentage thresholds (which will increase over time) face a series of penalties, ranging from having to prepare an action plan (to identify how the Council boost housing delivery), adding 20% on to our five year housing supply requirement (with potential risk of not being able to demonstrate an adequate five year supply) or in the worst case scenario, being forced to apply the Government's presumption in favour of sustainable development / give little weight to our Local Plan in making decisions on planning applications (two London boroughs are already forced to do this – City of London and Havering).

- The council has supported 4,604 businesses between the approval of the Regeneration Strategy and March 2020. Data collection has been difficult since Covid 19 and a full report on KPI's is not yet possible. Funding secured from the Strategic Investment Pot (£70k) to support business growth is being utilised to support economic recovery.
- The Council has now awarded in excess of £33m in local support grants to more than 2,150 businesses as part of the Governments Covid19 support programme.
- 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. For example, the HSDP procurement was weighted 10% in social value to ensure that bidders social value submission were clearly prioritised as part of the bid.

- In 2019/20 £150k was secured from MHCLG to develop a business case to secure further investment from the Future High Street Fund for Wealdstone. The business case will be submitted at the end of July 2020 for circa £7-10m (dependent capital costs). If successful funding will be used to create affordable workspace, improve the digital infrastructure and match fund the Liveable Neighbourhood proposal for a bridge between Harrow View East and the district centre.

A £16m capital proposal has been submitted by Regeneration pulling together housing (energy efficiency), transport (replacing LFN funds for Wealdstone), and Economic Development (HAC) to MHCLG at less than 3 days notice to develop and submit a programme. If successful, this would provide a huge capital stimulus to Harrow's economy. Learn Harrow has secured an additional £100k for ESOL from MHCLG ESOL Integration Fund.

- Harrow's housing completions target has been met. Between 2014/15 and 2018/19 there have been 4,027 housing completions. There were a record number of 1,209 completions in 2018/19.
- Following consultations on public realm improvements, a procurement process has been undertaken to select artists to provide public art in Rayners Lane and Wealdstone. The intention is that the art will help provide a sense of identity to these district centres.

## **Section 5 – Update on Projects**

### **5.1 Working in Partnership**

The Council continues to work closely with developers and partners building long term relationships encouraging sustainable development and regeneration opportunities across the borough which includes:

### **5.2 Canons, Rayners 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 commenced in Spring 2019. Planning application has been received for Cannons Park Station.

*Post Lockdown:* Planning applications have been submitted and formal consultation taking place week commencing 8<sup>th</sup> June 2020. We have agreed an extended consultation period of 6 weeks for these sites. References are:- Canons P/0858/20, Stanmore P/1221/20 and Rayners Lane P/1448/20.

### **5.3 The Ridgeway (No.265)**

A planning application has been submitted for the redevelopment of the site to provide a mixed-use scheme comprising buildings ranging from 3-7 storeys for the provision of 178 residential units (C3); 900 sqm of D1 floorspace and associated open space, landscaping, access, car parking, refuse stores and cycle parking and other associated works.

*Post Lockdown:* Formal extended consultation period of 6 weeks for this site is taking place week commencing 8<sup>th</sup> June 2020. Reference is P/1492/20.

### **5.4 Harrow-on-the-Hill station**

TfL are considering options for the site including the potential for bring forward a masterplan for the wider development. Project is on hold. There was a meeting with TfL back in February this year and they were looking into re-starting the project, but there has been no further movement on the scheme since this meeting.

*No change post lockdown*

### **5.5 Former Cumberland Hotel/Victoria Hall sites**

Origin Housing is currently on site with Hill Development as their main contractor. The scheme will deliver a mixed use development including 204 residential units, 569 sqm for replacement Victoria Hall community facilities (Use Class D2) and a 79 sqm retail unit along St Johns Road (Use Classes A1-A4, B1, C3, D1 and D2). Following some soft market assessments for use, the commercial space is now envisioned to be marketed commercially on completion of the development. *Pre-Lockdown:* Scheme was progressing well in advanced of its construction programme.

*Post Lockdown:* Construction work stopped during lockdown and has now recommenced.

## **5.6 Origin Housing**

The Northolt Road 116 residential unit scheme on the site of the former Eaton House and Townsend House completed in April 2019. In December 2019 builders moved onto Origin's Wealdstone site in Palmerston Road. Planning permission was approved in November 2019 for 187 units (40% affordable), in a mixed-use scheme in buildings between 1-17 storeys in height.

*No change post lockdown as the scheme was completed on April 2019*

## **5.7 Hyde/Barratt**

The 318 unit Harrow Square scheme at 51 College Road completed in March 2019 and the commercial units are currently awaiting occupation. The new library was scheduled to open in Spring 2020; however, this has been delayed due to the Covid-19 crisis.

*No change post lockdown*

## **5.8 Harrow View East**

Hyde Housing and Barratt Homes are progressing well on site with their redevelopment of the former Kodak site, with full approval given for 810 units on sites B1, C1 and D7. A further planning application (P/3944/19) was submitted in September 2019 for Plots D1, D2, D4 to D6 for 1,298 residential dwellings (including a 60 unit Extra Care Facility) in a mixed use scheme with buildings up to 18 storeys in height. This application was approved by Planning Committee in January 2020, subject to legal agreement. L&Q have planning permission for 650 units on sites A1 to A5 and have technically commenced on site (to keep this permission alive), although it is not yet clear when these units will be delivered.

*Post Lockdown:* The intensified scheme (P/3944/19) is due to be referred to the Mayor under the Stage 2 process. Construction work on Plot D7 has resumed on site and approval granted for extended construction hours to enable social distancing on site. All construction activity was ceased during lock down.

## **5.9 Harrow View West**

Persimmon Homes are constructing 314 units on the Harrow View West site - 137 units were complete by the end of March 2019. P/4224/29 - Development to provide eight two storey residential dwellings (5 x 2 Bed and 3 x 3 Bed) in north west corner of the site resulting in an increase of 5 dwellings bringing overall total to 319 units; Parking; Landscaping; Refuse storage was granted subject to a S106 agreement at committee in January. This is in the process of being completed.

*Post Lockdown:* Construction work has recommenced on site on the original permission.

### **5.10 Harrow School**

The council has 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 February 2018. Harrow School appealed the decision in August 2018. The appeal was considered at Public Inquiry in April/May 2019 and subsequently allowed on 31 October 2019, with costs awarded against the GLA by the Secretary of State.

*Post Lockdown:* The GLA challenged both Secretary of State decisions (grant of planning permission and award of costs against) to the High Court, which was heard virtually over the 22<sup>nd</sup> and 23<sup>rd</sup> of April 2020. A High Court Order on both decisions was handed down on the 12<sup>th</sup> May 2020, which dismissed the GLA claim (planning permission remained granted), but the order for costs was quashed.

### **5.11 Palmerston Road**

A mixed-use scheme with 222 co-living units was granted full planning permission in January 2019. Currently known as 'The Collective', work commenced on site in June 2019. Construction on the Palmerston Road project is commencing well, and they are almost halfway in constructing the superstructure.

*No change post lockdown*

### **5.12 The Council's Regeneration Programme**

The Regeneration Programme Strategic Objectives are 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.

The London wide move to delivering priority services only in light of the Covid-19 has driven the redeployment of some staff into emergency response activities.

All Project Managers who are responsible for live projects have met together twice per week since the COVID-19 caused the shut down. The team have reviewed the advice provided by legal, employer's agents and other advisors, sharing information between the teams to ensure consistency in our approach across the council led projects.

### **5.13 Harrow Strategic Development Partner Update (HSDP)**

The procurement of the HSDP was paused to allow staff to focus on emergency activity across the council. The HSDP evaluation has since restarted and moderation is planned for w/c. 15th June. The Preferred Bidder selection has been programmed to complete over the next few months. A separate report will be brought forward at the next stage of the process



#### **5.14 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 the surrounding Opportunity Area. The Plan currently looks at the following areas:

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

*Post Lockdown:* 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 at a later date for consideration.

#### **5.15 Wealdstone Square**

A scheme to transform the underused public space in Wealdstone, that sits between Holy Trinity Church and Subway, into a new town square. The postponement of works in March 2020 has pushed expected completion to Q2 2020/21.

#### **5.16 Depot Redevelopment- Forward Drive**

The Planning Committee resolved to grant planning permission for the revised scheme in January 2019, subsequently approved by the GLA. The current contractual programme will see phase 1 of the scheme completed in June 2020, with the handover of the workshops, with the new offices and multi storey car park due to be handed over in the Spring 2021.

*Post lockdown:* Works have continued on site despite COVID-19 and are still progressing, however, the programme has slowed down due to adherence to social distancing measures.

#### **5.17 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.

*Post Lockdown:* The handover of the commercial unit was delayed due to Covid 19. Aim for handover during June or July depending on lockdown rules.

#### **5.18 Haslam House Redevelopment**

Indecon were appointed to bring forward this scheme of nine new homes for private sale. The pre-commencement planning conditions have been discharged and site enabling works are complete.

*Post lockdown:* The site has closed temporarily due to Covid 19. The piling is due to commence mid June followed by drainage and in ground works. The project is now expected to complete in May 2021 however, this is currently being reviewed in light of Covid 19. The programme will most likely be extended due to working restrictions given the tight proximity of the site and to adhere with social distancing guidance.

### **5.19 Waxwell Lane Redevelopment**

The scheme plans the construction of 20 houses (two of which are affordable rent and two shared ownership) at Waxwell Lane and Claritas (formerly AMCM) have been appointed as the contractor to deliver the project. Claritas commenced on site in January 2020 and to date have completed the piling work, laid the drainage and are about to complete the groundwork, ready for the bricklayers to commence early June.

*Post Lockdown:* The site closed for four weeks in April due to Covid 19 and so the programme is currently being reviewed to confirm the impact of Covid 19 on the completion of the project.

### **5.20 Plot S**

Plot S is a standalone plot outside Poets Corner outside the remit of Harrow Strategic Development Partnership. This project aims to deliver over 30 new homes for affordable housing which are funded by the GLA and a corner retail plot on the ground floor. The site is currently occupied by Civic 9 and a staff car park. A business case has been approved by Housing Regeneration Programme Board and Capital Forum. Procurement of a design team has commenced with nine bids being received. A design team will be appointed by the mid June and work will begin in earnest to develop proposals. The construction phase of this project will need to be programmed closely with the wider Poets Corner development to ensure realignment of Milton Road which provides the critical space needed to bring this site forward.

*No impact by lockdown*

### **5.21 Greenhill Way**

Greenhill Way is an operational town centre car park that is currently underutilised. 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 the pros and cons for future development making best use of the site. The council considered that Greenhill Way is a good centrally located site which would gain the interest of a Joint Venture Partner or a Development Agreement.

*Post lockdown:* It was also recommended for the council to engage with all town centre retailers to understand their long term plans for their sites. Due to Covid 19 this project is currently on hold.

### **5.22 Greenhill Place**

Funding has been secured from the GLA and through Redrow's s106 to create a new public square on the site of the surface car park in St John's Road. The new square will include five kiosks and an Arts Showcase. Planning permission has been granted and works are underway.

*Post Lockdown:* The impact of Covid has pushed back the construction phase significantly. The opening of the kiosks will be phased in response to government guidance.

### **5.23 Harrow Arts Centre**

£1.86m 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 units to replace the old units; to expand and improve provision for lessons & workshops and to provide workspace for artists & creative businesses. The project had originally anticipated delivering modular units, but due to the heritage nature of the site have decided to progress with traditional build. As a result of this, additional costs are anticipated which is estimated to be £1.776m. This has been included in the 2020/21 Capital Programme.

The total funding allocated for HAC is therefore £3.686m (£1.91m + £1.776m) now. Phase 1 seeks to bring 3 redundant buildings back into use on the HAC site and works are underway. Phase 2 seeks to build a new build and deliver public realm improvements; the project is at RIBA Stage 3 (detailed design).

The Business Plan for Harrow Arts Centre will make HAC financially sustainable and increase participation in the arts. The commencement of the implementation of the plan has already 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.

*Post Lockdown:* Works recommenced on the HAC site under phase 1 in May 2020. Phase 1 is now expected to be completed in November 2020 rather than August 2020.

### **5.24 Libraries**

Whilst good progress has been made on the fit out of Greenhill Library, works on the new library ceased on the 26th March 2020 due to the Covid-19 pandemic and re-commenced on the 11th May 2020. The Council is awaiting final confirmation of the revised programme of works from the fit out contractor. The current lease for Gayton Library has therefore been extended until the 31st August 2020. Works to decant a rolling stock and associated book stock from Gayton Library to the new library will be completed in June 2020. Decisions have been made in relation to furniture and fittings, including shelving, for the new library, as well as for the wayfinding. Approval from Barratt Homes is currently being sought for the proposed external signage. 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.

An application for £150k of Neighbourhood Community Infrastructure Levy (NCIL) funding has been submitted to the Planning Department for the refurbishment of Wealdstone Library following the completion of a public consultation undertaken in March 2020 to inform the proposals. Changes to

the layout of the library and redecorating the library were seen as the most important priorities. Feedback was also sought on what new stock customers would most like to see in the refurbished library.

A project to refurbish the windows at Kenton Library was advertised on the Council's Minor Works Framework on the 19th May 2020. An award to the successful tender is due to be made in July 2020 with works to start soon after the contract has been finalised. The works are also to include the installation of a new front door to the library and roof insulation works. All works are scheduled to be completed by the end of September 2020 (subject to planning permission being received for the roof insulation works).

*Post Lockdown:* Greenhill Library fit out works ceased for 6 weeks and have now recommenced. There was a delay of 4 weeks in the progression of the project to refurbish the windows at Kenton Library due to the lockdown, but the project has now been advertised on the Council's Minor Works Framework.

### **5.25 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 Mayor's Council House Building for Londoners programme with £32m of grant. Housing Regeneration is now operating a normal service with all contractors now back on site and projects being progressed.

*Post lockdown:* Covid-19 has resulted in projects being delayed with many uncertainties about submission of planning applications due to needing a different approach to consultation that respects social distancing etc, as well as future project build costs. As a result we do not anticipate many new schemes getting on site in 2020/21.

### **5.26 The Council's Education 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 free primary schools. Harrow View Primary School on the Kodak East site and space has been identified within the Civic Centre site for a new two form entry primary school (Poet's Corner). The current priorities are to meet the rising demand for secondary school places by working with high schools to provide additional places and working with special and mainstream schools to increase Special Educational Needs and Disability (SE ND) places within Harrow as part of the SEND Strategy.

*Post lockdown:* The majority of Harrow schools will be opening to more children from the 1<sup>st</sup> June. In the primary phase this is for nursery, Reception, Year 1 and Year 6 children. Schools have received guidance from the Department for Education (DfE) on how to do this safely, including by implementing social distancing and creating 'bubbles' of learners that do not mix with others. The school is required to have a suitable risk assessment in place. To support this, the Council's Health & Safety Team have developed a model risk assessment tool for all schools to use in guiding their work.

## **5.27 The Council's Transport Programme**

### **5.28 Wealdstone Major Transport Infrastructure Projects**

Harrow's transport study undertaken in 2017 recommended taking forward two major initiatives to address the future transport demands of the wider regeneration.

### **5.29 Wealdstone Town Centre/Bus Priority Improvement Scheme**

A scheme to transform the High Street in Wealdstone between H&W station and Locket Road is required to improve the efficiency and future expansion of bus services which will become an increasingly important mode of transport in the town. A business case was accepted by TFL in November 2019 and £300k released for design and consultation in 2019/20. The implementation of the scheme is being jointly funded by TFL and Harrow and is estimated to cost £2.25m to implement, £1.35m from TFL and a Harrow match fund of £900k. The match fund is within the 2020/21 capital programme and was approved by Cabinet.

*Post Lockdown:* A public consultation was completed in January / February 2020 and subsequently approved by the Portfolio Holder and implementation was planned for 2020/21, however, the coronavirus health crisis has led to transport programmes in London being suspended by Transport for London and this project is on hold currently.

### **5.30 Liveable Neighbourhood**

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. The bid includes plans to introduce strategic north/south and east/west corridors through the town to facilitate more walking and cycling and also to create localised "healthy streets" environments within residential neighbourhoods surrounding the town centre to facilitate greater walking, cycling and improve connectivity to bus services to improve public transport use.

*Post Lockdown:* A comprehensive liveable neighbourhood bid was submitted to TfL in November 2019 and the outcome of bid submissions across London was expected to be announced by TfL by March 2020, however, the coronavirus health crisis has led to transport programmes in London being suspended by Transport for London and this announcement is on hold currently.

### **5.31 London Streetspace Programme**

Following the coronavirus health crisis an application for Streetspace funds was submitted to Transport for London (TfL) for schemes to address the health crisis and accommodate any changes required to transport and travel due to government restrictions and to ensure social distancing. Many of these

proposals are intended as short term interventions however, some have the potential to be longer term interventions to be incorporated into permanent schemes within the borough and in areas of regeneration if the trend of lower levels of vehicular traffic can be maintained.

It is considered that many of the behaviour changes in travel caused by the crisis may have longer lasting effects which could have significant benefits on public health, the environment and climate change. The proposals are targeting schemes to improve pedestrian space, cycling, low traffic neighbourhoods and school streets and a full programme of proposals has been submitted for consideration. To date the borough has been successful in being awarded £638k from TfL and £100k from the Department of Transport to implement improvements.

An increase in pedestrian space is required in many shopping areas and transport hubs to enable social distancing as the lockdown restrictions are eased this is due to a greater pedestrian footfall anticipated. Four schemes have been implemented to date in Station Road (Wealdstone), Harrow & Wealdstone station, High Road (Harrow Weald) shops and Porlock Avenue (West Harrow) shops with a further 5 schemes will be introduced soon. There is potential to make some schemes permanent as an increase in pedestrian space is beneficial to the local economy although this would require further consultation.

Proposals for additional cycling facilities are also included to encourage a greater uptake in cycling as an alternative means of travel due to the limited public transport capacity caused by social distancing and a need to restrict the volume of journeys by private car on the road network. The volume of cycling has already increased as a consequence of the crisis and there is an opportunity to maximise the proportion of active travel and the associated health benefits. Four schemes have been developed where road space will be reallocated from vehicles to cycles along key routes at Honeypot Lane, Sheepcote Road, Uxbridge Road and George V Avenue. Cycling has been Harrow's weakest mode share and so there is a real opportunity to increase the mode share by introducing these schemes permanently.

Low traffic neighbourhoods and school streets will create residential areas that limit through vehicle traffic in residential estates and schools in favour of walking and cycling. Nine low traffic neighbourhoods and four school street proposals are currently being developed. The key benefits are to encourage more local walking and cycling and improved road safety and air quality.

A community engagement portal has been setup to provide information about all of the schemes in the programme in order to receive general ideas and feedback, provide details of schemes and also detailed feedback on schemes. This is the public focal point for the programme of works.

Additional funds from Harrow's High Street Fund are also being considered for use in enhancing this programme of work to maximise the number of people walking and cycling, particularly in and to district centres. Ideas are being developed for South Harrow, North Harrow and Rayners Lane currently for wider member scrutiny.

## **Section 6 – Strategic Direction**

**6.1** 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.

**6.2** 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 and health. In addition, to look at the broader economic impacts, such as business rates, employment and health of the town centre.

**6.3** 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.

**6.4** The Council has continued to take a strategic and coordinated approach on all Council projects throughout the Covid 19 crisis and lockdown. A Project team was established to ensure the consistent approach across all Live projects being delivered across the Council. This was a great benefit to Council staff and assisted with accurate briefing to members and senior officers.

### **6.5 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.

## **6.6 Risk Management Implications**

Risk included in Corporate Risk Register as at Q4 2019/20 was rated as medium likelihood with a critical impact. Please see appendix 1

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.

## **6.7 Procurement Implications**

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

## **6.8 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 disposals of a freehold interest or leasehold interest 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.

## **6.9 Financial Implications**

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

1. Harrow New Civic Centre
2. Poets' Corner
3. Haslam House
4. Waxwell Lane
5. Wealdstone Square
6. Depot
7. Harrow Arts Centre (HAC)
8. Libraries



The Existing Capital Programme, approved by council in February 2020, includes a total capital budget provision (inclusive of carry forwards) of £58.045m to support these schemes:

Total 2020/21 -2022/23 budgets inclusive of carryforward	2020/21	2021/22	2022/23	Total
Regen capital programme	31.157			
Depot Redevelopment	14.571			
Harrow Arts Centre	2.131	1.177		
Town Centre Library	1.009			
Wealdstone Major Transport Infrastructure projects	2.7	3.4	1.9	
	51.568	4.577	1.900	58.045

Within the Regeneration Capital Programme, there is place holder funding of £19.5m included for the Harrow New Civic Centre and Poets' Corner 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.

There is budget capacity to fund the revenue elements of the Regeneration Programme over the period of the current MTFs which will be reported as part of the quarterly financial updates to Cabinet. As the HSDP procurement exercise concludes 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.

The council's housing programme, approved as part of the budget report on 28th February 2019 and totalling £171.163m, has secured GLA grant funding of £32.144m and HIF grant of £10m. The new build programme will require full utilisation of these external grants together with external borrowing of £77.2m, within the required timescales, to ensure the external funding is not lost. Borrowing estimates for Building Council Homes for Londoners (BCHfL) have been reduced from £83.6m, originally approved in February 2019, through reconfiguration of the planned investment programme and increased resources expected from Right To Buy Ring-fenced Offer (RTBRFO). This is detailed in the Housing Revenue account Budget 2020-21 & Medium Term Financial Strategy 2021-22 to 2022-23.

The HRA Business Plan will, be updated for changes in assumptions and results for financial year 2019/20.

As a result of COVID-19 a fundamental review of all capital schemes, including BCHfL programme, is in progress which will take into account changes in costs, time lines and rental yields. After consultation with appropriate stakeholders, including the Greater London Authority which supplies the majority of external funding, the update will be reported to Cabinet.

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

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

## Section 7 - Statutory Officer Clearance

Name: Dawn Calvert	<input checked="" type="checkbox"/>	Chief Financial Officer
Date: 16/06/2020		
Name: Matthew Dineen	<input checked="" type="checkbox"/>	Monitoring Officer
Date: 10/06/2020		
Name: Nimesh Mehta	<input checked="" type="checkbox"/>	Head of Procurement
Date: 10/06/2020		
Name: Paul Walker	<input checked="" type="checkbox"/>	Corporate Director
Date: 22/06/2020		

<b>Ward Councillors notified:</b>	<b>NO, as it impacts on all Wards</b>
<b>EqIA carried out:</b>	<b>YES</b>
<b>EqIA cleared by:</b>	Dave Corby

## **Section 8 - Contact Details and Background Papers**

**Contact:** Paul Walker, Corporate Director, Community

E: [paul.walker@harrow.gov.uk](mailto:paul.walker@harrow.gov.uk)

T: 020 8416 8658

**Background Papers:** None

<b>Call-In Waived by the Chair of Overview and Scrutiny Committee</b>	<b>NO</b>
---	-----------