

Harrow's Regeneration Programme and Housing Profile**Regeneration and housing development**

Harrow's Regeneration Strategy outlines a set of projects that will change the landscape of parts of the borough over the coming years. The Council's 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.

The borough's minimum housing targets, as set out in the London Plan 2011 and Further Alterations to the London Plan (adopted 2014) increased Harrow's housing targets from 350 per annum to 593 per annum from 2015/16, covering the period to 2025/26. This uplift is as a result of the significantly higher population and household projections emanating from the 2011 Census findings. Harrow's housing trajectory sets out the borough's progress towards meeting this strategic target and shows that this latest target has been exceeded every year, over the past five years.

Completions figures for 2018/19 indicate that 1,226 net additional dwellings were completed in the borough, showing that the 593 housing target was exceeded by 107%. Draft completions figures for 2019/20 show that around there were around 1,200 net completions in 2019/20, with the target being exceeded by 102%. In 2015/16 Harrow exceeded its annual housing target of 593 by 84% with the completion of 1,091 additional dwellings. In 2016/17 and 2017/18 the target was exceeded by 10% (655 net completions) and 24% respectively (738 net completions).

Harrow's current housing target of 593 will be superseded by a higher annualised target when the Greater London Authority's (GLA) 'Intend to Publish' London Plan finally gets adopted. Harrow's new target over the ten year period 2019/20 to 2028/29 will be 8,020 additional dwellings, giving an annualised average of 802 net additional dwellings. However, with the delay in publishing this latest London Plan, this new target is now likely to take effect from 2020/21. These targets are based on the findings of the GLA Strategic Housing Land Availability Assessment (SHLAA), coupled with a London-wide Strategic Housing Market Assessment (SHMA). The latter identified a need for 66,000 additional homes per year across London. With the bulk of Harrow's large sites currently being built out or likely to be developed over the next five years there is a presumption by the GLA that in the future most of our housing target will be provided on small sites right across the borough.

The current school roll projections uses information supplied by the council to the GLA, based on a draft 2018/19 Housing Trajectory. However, since this information was supplied to the GLA, an updated 2018/19 Housing Trajectory was produced by Planning, because the previous one was not considered to meet the requirements of the National Planning Policy Framework (NPPF), which was revised in June 2019. This latest Housing Trajectory will be reported in the next published 'Authority's Monitoring Report' for the borough (2017/18 & 2018/19). This trajectory includes: sites with planning permission; sites with permission but subject to legal agreement; and potential deliverable sites and other identified sites. This trajectory includes the following major schemes, currently under construction: over 2,100 units on the Kodak Alaris site; the remaining

218 units at Lexicon, Gayton Road; and 200 units on the former Cumberland Hotel site. In addition the trajectory includes: a potential 880 new units on the Civic Centre site and 600 units in the Byron Quarter scheme (Harrow Leisure Centre & adjoining land); nearly 350 new units on the Royal National Orthopaedic site, alongside the new hospital development; several TfL owned station/car park sites; nearly 300 additional units as part of the Grange Farm Estate redevelopment, as well as two major developments in Wealdstone.

It is important that school rolls projections are updated to take account of new housing trajectories and Planning will be producing a new housing trajectory in summer 2020. This will take account of new dwellings completed in the borough in 2019/20 and incorporate permissions for new housing development granted in 2019/20 and other schemes in the pipeline.

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

Additionally the specific types of units included in Harrow’s 2018/19 housing trajectory have not been factored into the population projections (for example: the size of the unit; whether they are houses or flats; social or private housing) and therefore the impact of child yield has not been factored into the school roll projections.

2018/19 Housing Trajectory developments by Planning Area

Harrow Authority’s Monitoring Report for 2017/18 & 2018/19 will contain Harrow’s 2018/19 Housing Trajectory, which shows an overall potential housing supply for the borough. The tables below are presented by planning area, including the housing trajectory developments that are 50 or more units by ward.

North East Planning Area

Main wards: Belmont, Canons and Stanmore Park.

Ward	Name	Net units	Status	Anticipated First completion	Final Completion	Notes (June 2020)
Canons	Brockley Hill, Royal National Orthopaedic Hospital	347	Not started	86 units in 2021 /22	2024/25	Outline permission only and no commencement to date, so there will be slippage
	Merrion Avenue, Jubilee House	167	Under construction – a mix of 101 residential assisted/independent living units (for older people) and 70 residential units	167 units in 2019/20	2019/20	101 units completed in 2019/20, remaining 66 units in 2020/21
	Donnefield Avenue, Canons park Station car park	100	Not started – no planning permission	100 in 2022/23	2022/23	
	London Road, land at	265	Not started – no planning	132 in	2023/24	

	Stanmore Station		permission	2022/23		
Stanmore Park	Coverdale Close, Anmer Lodge	120	Residential not started	60 in 2021/22	2022/23	No residential development to date and new scheme likely to be submitted, so slippage

North West Planning Area

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

Ward	Name	Net units	Status	Anticipated First completion	Final Completion	Notes (June 2020)
Headstone North	Harrow View, Kodak West (former Zoom Leisure)	314	Work in progress	137 completed by 2018/19	2021/22	A further 60 units were completed in 2019/20 and Persimmons anticipate all development completed by end of 2020/21

South East Planning Area

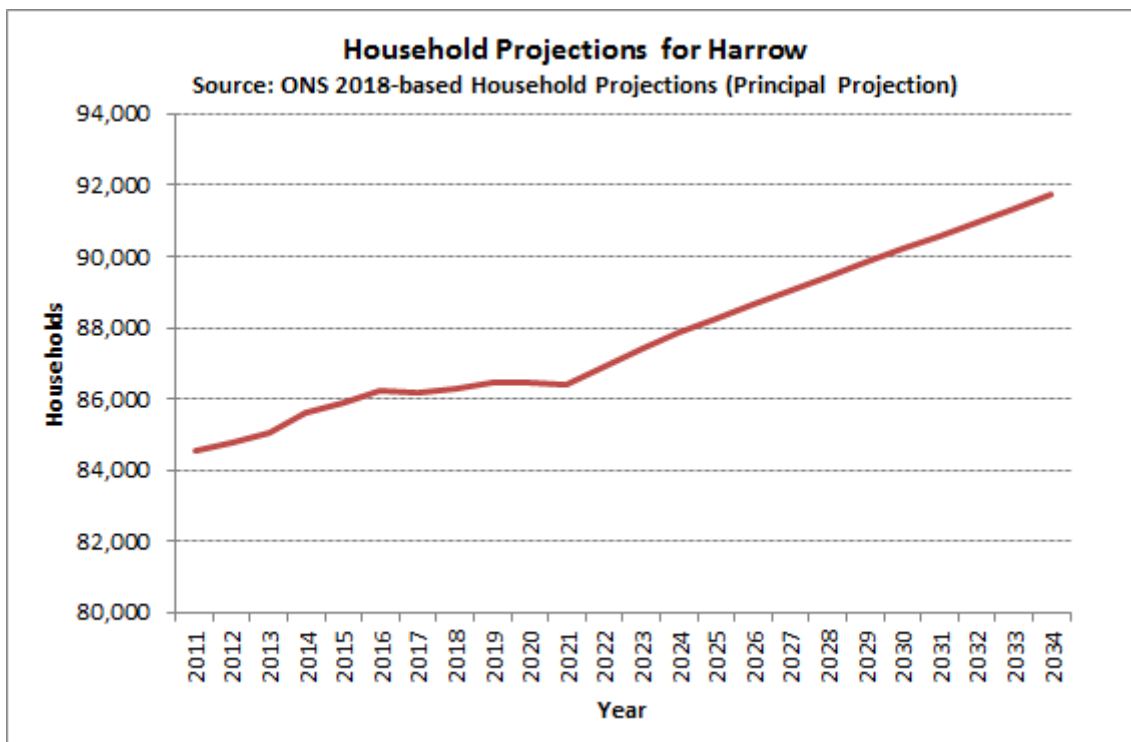
Main wards: Edgware, Kenton East, Kenton West and Queensbury.

Ward	Name	Net units	Status	Anticipated First completion	Final Completion	Notes (June 2020)
Edgware	Middlesex House, 29-45 High Street	165	Work in progress	2021/22		All complete in 2019/20
Kenton East	Stewart House, Kenton Road, 414-416	58	Not started	2021/22	2021/22	Prior Approval office conversion. Not yet started.

Housing Profile: Household size & household population projections

The Office for National Statistics (ONS) 2018-based household projections were released on 29th June 2020. The Principal Household Projection variant show lower levels of household growth compared to both the 2016 based household projections (and the 2014-based projections) which they replace.

They indicate that in the long-term households will continue to increase in Harrow, from around 86,400 households in 2020 to 94,900 households by 2043, a 9.8% increase. This is largely to be expected, as the main driver of household projection growth is the projected change in the overall population. However, the projections show that over the period 2015 to 2022 there is likely to be little change in the overall number of Harrow’s households, averaging around 86,400 over this period.



The household projections are generally showing decreases in the average household size (AHS). Nationally the average household size is projected to fall from 2.37 to 2.32 in the ten-year period from 2018 to 2028. The ONS 2018-based Household Projections show that Harrow’s AHS is expected to decrease from 2.87 in 2018 to 2.78 by 2028. This level is above the projected national level of 2.32 and the Outer London level of 2.54, for 2028. In terms of rankings the projections show that Harrow’s average household size would be the 3rd highest in England by 2028, after Newham (2.97) and Leicester (2.8). By 2043 Harrow’s AHS could fall further to 2.66, remaining 3rd highest in England after Newham and Leicester.

Harrow’s existing population has grown considerably within the existing dwelling stock in particular and continues to grow, coupled with higher population density levels. The average household size in Harrow increased from 2.6 in 2001 to 2.8 by 2011, levels higher than the London and Outer London averages. In Harrow the number of households increased by 6.6% between the last two censuses.

These household projections use the 2018-based Sub-National Population Projections (SNPP) as the base, which in turn take the mid-2018 population estimates as their starting point. The 2019 Mid-Year Estimates for Harrow (published 30th June 2020) show that Harrow’s overall population increased by 1,011 (0.4%) to 251,160, between mid-2018 and mid-2019, showing a similar level of growth of 0.5% (1,269) between mid-2017 to mid-2018. These MYEs show a slightly higher population estimate for Harrow, compared to the ONS 2018-based Sub-National Population Projections (SNPP) for 2019, which were published on 24th March 2020.

As previously mentioned, the household projections referred to in this paper are the 2018-based principal housing projections, but the ONS has also released four further variant projections. These do not replace the principal household projections, but provide a range of alternative scenarios which show the consequences of particular sets of assumptions. Three of the variant projections make different assumptions about migration, whilst the fourth variant projects forward household representative rates (HHR). For Harrow the variant household projections show that by 2026 the total number of households could be as low as 88,100 (using the projected HRR from 2001 to 2041) or as high as 93,000 (using 10-year migration trends).

Harrow has a large stock of houses (as opposed to flats), which can be fairly easily be extended, via side and rear extensions and loft conversions. In recent years the Government has changed Permitted Development rights so that householders can build larger extensions by obtaining Prior Approval from councils. Such extensions could be accommodating Harrow’s growing population to a large extent and leading to lower levels of out-migration. Nevertheless the 2011 Census showed that there are high levels of overcrowding in the borough, although in some cultures this could be more acceptable than in others. In 2019/20 around 1,200 net new dwellings were completed in the borough, just below the 1,226 completed the previous year - the highest and second highest number of completions achieved in any year during the current plan monitoring period (from 2009/10). With the current high levels of house building in the borough this could help alleviate overcrowding and lead to the projected gradual fall in the AHS. However, 47% (622) of the new units (gross) completed in 2018/19 were one bedroom dwellings and only 9% (121) of the total completions had three or more bedrooms.

South West Planning Area

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

Ward	Name	Net units	Status	First completion	Completion	Notes (June 2020)
Harrow on the Hill						
	Grange Farm Estate	302	Not yet started – permission granted March 2019	35 in 2020/21	2023/24	Phase 1 start in 2020/21, so slippage
Rayners Lane	Rayners Lane/High Worple, part of Rayners Lane Station car park	127	Not started – no planning permission	63 in 2023/24	2024/25	
Roxbourne	Alexandra Avenue, 219, former Matrix PH	60	Nearing completion	2019/20	2019/20	All complete
	Northolt Road, 152-174, Townsend House & Eaton House	116	Nearing completion	2019/20	2019/20	All complete

Central Planning Area

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

Ward	Name	Net units	Status	First completion	Completion	Notes (June 2020)
Greenhill	St. Johns Road, 1-3, Cumberland Hotel	22	Work in progress	2020/21	2021/22	
	Woodlands Road, Watkins House & former Sea Cadets site	78 flats (56 in extra care unit); plus 22 flats incl 2 wheelchair units with no age restriction	Not started	2020/21	2020/21	Work commenced in 2019/20. Child yield unlikely or very low.
	Harrow-on-the-Hill Station area	600	Not started – no planning permission	200 in 2023/24	2025/26	Pre-app discussions with TfL only – no identified developer
	Gayton Road, Gayton Road car park, Sonia Court & former library site	218	Work in progress	128 in 2018/19	2019/20	All complete
	Kymerley Road, Queens House	92	Work in progress		2020/21	On target
	Congress House, Lyon Road	54	Work not started	54 in 2021/22	2021/22	Still not started
	Greenhill Way, Car Park South	90	Not started – no planning permission	90 in 2025/26	2025/26	
	College Road, 15-29 (Phase 2), adj former Post Office	94	No permission yet. Work not started.	94 in 2025/25	2024/25	
	Tesco/Cinema/ V2V Community Church, Station Road	668	No permission yet. Work not started.	78 in 2022/23	2025/26	Uncertainty over these schemes

Ward	Name	Net units	Status	First completion	Completion	Notes (June 2020)
	College Road, 118-134 & Headstone Road, 5-9	70	Work not started.	70 in 2020/21	2020/21	Prior Approval for office conversion now lapsed
Headstone South/ Greenhill	Pinner Road, 12-22, Quality (Harrow) Hotel	64	Work in progress	64 in 2019/20	2019/20	Complete
Marlborough	Harrow View, Kodak East	1,800	Work in progress on Phase D7. Phases A, B1 & C1 have permission too. Outline permission for rest of site.	Approx 150 in 2020/21	2025/26	78 units completed in 2020/21 in Phase D7. Overall slippage possibly to 2026/27.
	George Gange Way, land fronting & Palmerston Road car parks	182	Mayor has given permission re P/1619/16. Work not started.	91 in 2023/24	2024/25	Work commenced in 2019/20, so completion possibly 2021/22
		56	Remainder of Site 6 – no planning permission	56 in 2023/24	2023/24	
	Palmerston Road, 55-59	222 co-living units (sui generis use). Counted as 74 housing units.	Not started	2021/22	2021/22	Work commenced in 2020/21. Unlikely to be child yield from this development
	Canning Road, Premier House (part 2 nd , 3 rd & 4 th floors)	98	Work not started	98 in 2021/22	2021/22	Not started
	Christchurch Avenue, Leisure Centre, associated land & buildings and former Driving Centre site (aka Byron Quarter)	600	No permission yet. Work not started.	200 in 2023/24	2025/26	
	Station Road, Civic Centre (aka Poets Corner)	880	No permission yet. Work not yet started.	300 in 2023/24	2025/26	

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

The impact of the developments included in Harrow's 2018/19 trajectory is unlikely to be immediate and surveys are likely to be needed to ascertain the potential impact on school places in the mid to long term future.