

**Report for: Cabinet**

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**Date of Meeting:** 24<sup>th</sup> January 2022

**Subject:** “Kodak” Wealdstone Footbridge – Compulsory Purchase Order (CPO) Process Initiation

**Key Decision:** Yes - this is a significant scheme in terms of the impact on local communities living or working in two or more Wards in the Borough by overcoming severance caused by the railway lines.

**Responsible Officer:** Dipti Patel – Corporate Director Community;  
Tony Galloway - Interim Director Environment

**Portfolio Holder:** Councillor Varsha Parmar – Portfolio Holder for Environment and Climate Change;  
Councillor Natasha Proctor – Deputy Leader and Portfolio Holder for Finance and Resources

**Exempt:** Part exempt – Appendices 4,5 and 6 are exempt under paragraph 3 of Schedule 12A to the Local Government Act 1972 (as amended) as they contain sensitive financial information, identify individuals and confidential Legal advice.

**Decision subject to Call-in:** No

**Wards affected:** Marlborough and Wealdstone

**Enclosures:**

|            |  |
|------------|--|
| Appendix 1 | Bridge location map                          |
| Appendix 2 | Land Take Measurements                       |
| Appendix 3 | Equalities Impact Assessment (EqIA)          |
| Appendix 4 | Schedule of Ownership + Costs (Confidential) |
| Appendix 5 | CPO Land Schedule (Confidential)             |
| Appendix 6 | Formal Legal Advice (Confidential)           |

## **Section 1 - Summary and Recommendations**

This report seeks authorisation from the Cabinet to make a Compulsory Purchase Order (CPO) in respect of non-Council owned property comprising five parcels of land at the Barratt Way Industrial Estate in Tudor Road and Big Yellow Development site at Hailsham Drive ("the Property") in the event that negotiations to acquire the Property through private treaty fails or is delayed and to delegate authority to the Corporate Director Community to carry out work towards the making and confirmation of the CPO while continuing to secure the Property through private treaty. The CPO Land is required in connection with the Council's proposal to construct a new footbridge across West Midland Railway Lines which cut Wealdstone in half into a north-eastern segment and a south-western segment.

### **Recommendations:**

Cabinet is requested to:

1. Authorise Corporate Director Community to negotiate with landowners (freehold owners and leasehold owners) and to acquire through private treaty the Property.
2. Authorise the making of a Compulsory Purchase Order (CPO) in respect of the Property shown edged red on the attached plan at paragraph 2.6 (also Appendix 1) only if we cannot come to an agreement via negotiations;
3. To delegate authority to the Corporate Director - Community in consultation with the Portfolio Holder, Environment & Climate Change, the Director of Legal & Governance and the Director of Finance & Section 151 Officer to:
  - carry out work in making of a Compulsory Purchase Order (CPO) after considering the full Environmental Impact Assessment;
  - appoint, if necessary, land referencers to review all interests in the Property and produce a draft schedule and plan for the CPO;
  - serve request for information notices under section S16 of the Local Government (Miscellaneous Provisions) Act 1976 on those potentially affected by the proposed CPO;
  - issue and sign the order, notices and certificates in connection with the making, confirmation and implementation of the CPO;
  - to defend any proceedings challenging these decisions, and the making, confirmation or implementation of the Order or any notice, general vesting declaration etc. made pursuant to the Order;
  - to initiate or take part in any arbitration or proceedings before the Upper Tribunal (Lands Chamber) or the Courts in order to resolve any disputes as to compensation payable in respect of third party proprietary interests in the Property;
  - issue notices of entry to survey or value land under the Housing and Planning Act 2016 if required and obtain any warrants from the

Magistrates Court for the purpose of such entry if considered necessary;

- make General Vesting Declarations (“GVD”) under the Compulsory Purchase (Vesting Declarations) Act 1981 and/or serve Notices to Treat and Notices of Entry following confirmation of the CPO if required;
- issue and serve any warrants to obtain possession of any land acquired by the Council following execution of a GVD or service of a notice of entry if it is considered appropriate to do so;and
- to use the funding received from Department for Levelling Up, Housing and Communities (DLUHC) and the £1.76m from Borough CIL on the construction and CPO process.

### **Reasons (for the recommendations):**

Capital expenditure likely to be near or greater than 500K. Funding has been secured from Department for Levelling up, Housing and Communities by way of Future High Street Fund (FHSF) to construct the Kodak Footbridge. There are five parcels of land that need to be purchased. Negotiations are still ongoing with the landowners to acquire the Property. In addition to the construction costs there will be associated costs with regards to legal fees, Counsel’s fees, Land referencing fees and compensation for the businesses and landowners. The costs will be funded from the FHSF. The construction of the Kodak Footbridge, the CPO and all associated costs are unlikely to exceed £8.9m that includes the contingency allowance, which is made up from the funding provided by the FHSF of £7.4m plus £1.76m from the Borough CIL to construct the Footbridge and Intelligent High Street project. The CPO process must begin by January 2022 to meet the FHSF requirements to build the footbridge by early 2024 otherwise funding to complete the project may be withdrawn. The CPO process can take up to 18 months and will be used as a further negotiating tool.

The Planning application for the bridge was submitted on 04.10.2021 and will be put before the planning committee in March 2022. There are no perceived impediments preventing a satisfactory outcome. Atkins are working very closely with the planning department to ensure their full support for a strong application.

## **Section 2 – Report**

### **Introductory paragraph**

2.1 In May 2021 Cabinet agreed to delegate authority to Corporate Director Community to enter into a Grant Agreement with Department for Levelling Up, Housing and Communities (DLUHC) to secure funding to invest in a new pedestrian bridge, public realm improvements and an Intelligent High Street in Wealdstone and to commence a competitive process. This report builds on the May and November Cabinet reports to enable the council to use CPO to assemble land for the Pedestrian Bridge if negotiations fail.

2.2 Regeneration of Wealdstone and the town centre is a priority for Harrow Council. Harrow and Wealdstone is designated as an Opportunity Area in the

Harrow Local Plan and the London Plan 2021, identifying it as an area which is set to see significant housing and employment growth. Wealdstone regeneration includes several large developments including the Kodak Factory, the Civic Centre, and the Leisure Centre. Over the next 10 years, developments will deliver over 5,500 new homes, a school, and a health centre creating around 3,000 jobs as a result of development in the area. The development of the former 'Kodak' site for housing and commercial uses, means there will be a significant increase in the number of people living and working in the area.

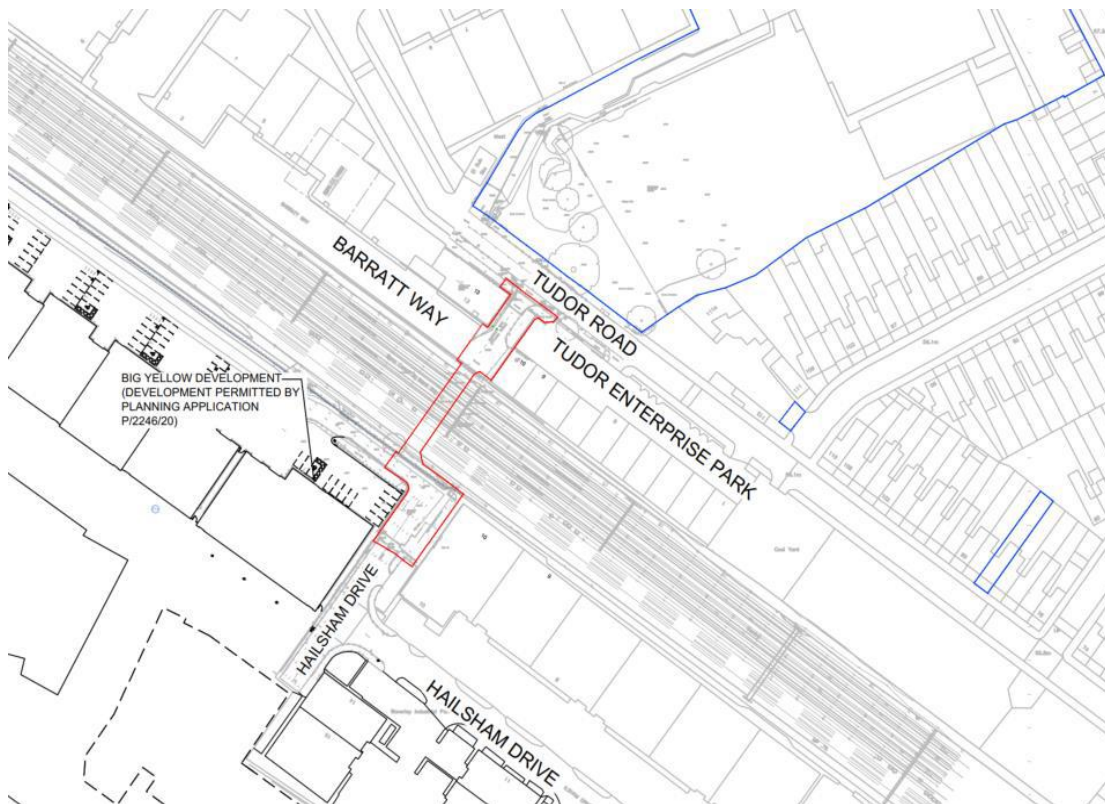
2.3 A 'liveable neighbourhood study' looked at how people get between different activities and amenities and move around Wealdstone. It identified where changes could be made to improve the function and liveability of the area, while encouraging more sustainable methods of travel and reducing car dependency, in line with the London Mayor's transport strategy. As a result of the study the Council put forward a funding bid to the Department for Levelling up, Housing and Communities (DLUHC) to secure funding for the building of a footbridge across the railway lines in Wealdstone with Cabinet approval in May 2021 following which the funding was awarded by DLUHC.

2.4 The Kodak Footbridge is to be situated to the north east of the Kodak development site in Wealdstone providing a new fully accessible walkway from the Kodak Factory site (now known as Harrow View East) over the West Coast Mainline to connect to areas to the north of the High Street. The Kodak Footbridge will secure a high-quality inclusive pedestrian route from the new community of 1800 new homes in Harrow View East and will overcome the severance caused by the West Coast Mainline. The new route will create a more attractive, shorter and more direct pedestrian route within the locality connecting homes with schools, green spaces and the north end of Wealdstone Town Centre, which will potentially result in more people persuaded to walk, fewer car journeys, better air quality and improved health. Current alternative routes are either via a non-accessible footbridge 0.6miles to the north or offer a poor pedestrian environment 0.6miles to the south at Headstone Drive with very narrow pavements alongside a busy road prone to flooding. At present, the poor pedestrian environment, street clutter and lack of cleanliness, all create additional barriers affecting walking and cycling in the neighbourhood.

2.5 DLUHC agreed to allocate funding up to **£7,449** via the Future High Street Fund (FHSF) across the 2021/22, 2022/23 and 2023/24 financial years. Funding from 2022/23 onwards will be subject to the outcome of the Spending Review. Any unused funding in a particular financial year will be, subject to negotiations, be potentially carried forward into the following financial year.

2.6 The funding is provided to form part of the necessary capital investment required for delivery of the Kodak Footbridge at Wealdstone. DLUHC expects the Council to use the funding provided for the purposes outlined in the business case. The Council provided an extra £1.76m in match funding from its own CIL which will only be used once the FHSF fund is exhausted.

2.7 Below is a map of the location where the Kodak Footbridge will be located.



2.8 The proposed Kodak Footbridge is located on land which falls under several different ownerships. To the north, Tudor Road is a public highway and Barratt Way Industrial Estate is private land. The railway line over which the bridge will cross is the property of Network Rail. To the south, the land at the northern end of Hailsham Drive is in private ownership, with the adjacent Hailsham Drive also being public highway. The Kodak Footbridge will provide a new footpath connecting Tudor Road to Hailsham Drive. The new footpath on completion will become a public highway maintainable at the public expense.

### 3 Options considered

3.1 An assessment of the most suitable crossing points for a footbridge across the railway lines was commissioned by the Head of Traffic, Highways & Asset Management. The assessment identified the most suitable location for the footbridge as the location of the Kodak Footbridge. Three options have been considered for acquiring the Property required for the construction of the Kodak Footbridge:

**Option 1:** Acquisition of leasehold and freehold properties through voluntary negotiations only. This is ongoing.

**Option 2:** As Option 1 but with the back-up of a Compulsory Purchase Order should voluntary negotiations be unsuccessful or become protracted resulting in delay and the loss of the DLUHC funding frustrating the delivery of Kodak Bridge.

**Option 3:** Do nothing – this would result in a lost opportunity to secure funding and provide infrastructure found necessary to regenerate the area.

No further options were considered in relation to the acquisition of land for the construction of the Kodak Footbridge. Option 1 and Option 3 were rejected as

it was considered necessary to secure the funding and deliver the Kodak Footbridge to rejuvenate the area. Option 2 is considered necessary to obtain a CPO as a back-up in case agreements are not reached with leaseholders or freeholders to acquire the relevant interests in time to secure the DLUHC funding. Failure to agree the level of compensation is not a ground for delaying or refusing the CPO.

## **Current situation**

Informal negotiations are ongoing with local landowners/ lease holders to come to an amicable agreement before the need for the CPO arises and the process is instigated in January 2022. Out of the five landowners affected, three have entered into talks with the Council however, two landowners are refusing to engage at this stage.

## **4. Implications of the Recommendation**

### **Considerations**

4.1 Delivery of the Kodak Footbridge requires acquisition of land which is currently in third party ownership. Initial discussions are underway with each of the freeholders and leaseholder. The Council will continue to try and secure required land through negotiation. However, where negotiations prove unsuccessful or negotiations have been ongoing for a significant length of time with no likely prospect of an agreement being secured, and where this is threatening timely delivery of the Kodak Footbridge programme, the Council will need to secure land through use of its Compulsory Purchase Order powers to ensure that delivery timescales continue to be achievable.

4.2 The Council has the powers to make a CPO under the Highways Act 1980 and under the Town and Country Planning Act 1990 where there is a compelling case in the public interest. Government guidance is that the Council should use the most appropriate power to secure the CPO. As demonstrated above there is a compelling need for the Kodak Footbridge to be delivered for economic social and environmental reasons.

4.3 The making of the CPO by the council could be challenged by anyone with an interest in the land. If this was the case an Inquiry would be necessary, before confirming the CPO there could be significant delay and additional costs before a decision was reached. Estimated construction costs have been determined but the final overall costs of the bridge construction will not be finalised until the planning application is approved and appropriate pricing is received from Network Rail.

4.4 There is a risk that a challenge to the CPO could lead to an expensive Inquiry into the making of the CPO. The council has commenced the informal consultation with the relevant leaseholders and freeholders to secure the Property in the first instance through negotiation.

4.5 The Cabinet could resolve not to approve the CPO progression or the land acquisition necessary to deliver the Kodak Footbridge. This would mean the Kodak Footbridge may not be delivered and the funding lost with the social economic and environmental benefits identified above not being achieved.

4.4 Cabinet could also resolve that land acquisition should proceed through negotiation only, without recourse to a CPO. A failure to proceed with a CPO would potentially put the Council at risk of securing the land in time to deliver the Kodak Footbridge within the deadline imposed by the funding . Moreover, there would be no guarantee that the Council would be able to acquire the land required as one or more landowner would be able to derail or delay the construction programme by refusing to sell or by demanding an unreasonably high price.

4.5 Cabinet could also decide not to delegate the various functions for progressing the CPO to the Corporate Director Community. This could cause significant delay due to the formal Cabinet Member decision making process. The timeframes being worked to are already exceedingly tight and delays could mean that the project is not completed on time and in budget. This process would also limit the Council's ability to respond proactively to ongoing land negotiations and could result in a greater cost to taxpayers for construction of the Kodak Footbridge

## **5.Consultations**

5.1 The five affected landowners (freeholders and leaseholder) have been consulted on the proposal to build a new Footbridge which will affect some small sections of their land. Three have entered into voluntary negotiations with the Council. Two landowners are opposed to selling their land and are refusing to engage. The CPO, once started, will be used as a negotiating tool.

5.2 The public has been consulted via the 'Commonplace' website which has received around 80% favourable feedback. Information has also been provided via 'My Harrow' newsletter and Wealdstone Action Group. There are plans to hand out leaflets in Wealdstone and place some in the library and other public places. Local councillors have been consulted via email.

### **Ward Councillors' comments**

Ward Councillors have been kept informed and a copy of this report has been forwarded. No feedback or comments affecting this report have been received.

## **6.Environmental Implications**

6.1 The bridge fits in with the local environment and does not obstruct any view or light for the surrounding industrial estates. There will be little or no impact on local residents. The footbridge will promote walking and a healthy lifestyle, potentially reducing unnecessary vehicle journeys which will reduce carbon emissions and will have a positive impact the local air quality.

## **7 Risk Management Implications**

Risks included on corporate or directorate risk register? **No**

Separate risk register in place? **Yes**

The relevant risks contained in the register are attached/summarised below.

**Yes**

The following key risks should be taken into account when agreeing the recommendations in this report:

| <b>Risk Description</b>   | <b>Mitigations</b>   | <b>RAG Status</b> |
|---|--|-------------------|
| Planning permission for Kodak Footbridge could fail to get approved prior to the building phase of the project jeopardising the completion of the footbridge.   | The planning application will be strong due to close liaison with the planning department prior to submission. However, in the unlikely event that planning permission is refused in March, it will be resubmitted again after any concerns have been addressed. | Amber             |
| Negotiations with landowners to acquire land through private treaty are not successful in securing the land required within the required timescale and prior to the building phase of the project jeopardising the completion footbridge. | <ul style="list-style-type: none"> <li>• Negotiations with 3 out of the 5 landowners progressing well</li> <li>• Use of CPO if negotiations not successful</li> </ul>  | Amber             |
| The owners of the Properties object to the making of the CPO the Council may be exposed to the costs of a public inquiry adjudicated by an independent inspector.   | It has been estimated that the FHSF funding will cover these costs.  | Green             |
| The CPO is not exercised within of three years from the date of first publication of confirmation and expires.  | It is anticipated that should the CPO be confirmed, it will be implemented as soon as possible in order that the Property can be vested in the Council.  | Green             |
| The Secretary of State's consent that is required for a CPO could be refused preventing the Council from purchasing land that it has been unable to secure via private treaty.  | The Council will be seeking Counsel's advice on the CPO to minimise risk.  | Green             |
| Time taken to secure the required land by private treaty and/or CPO is too long delaying the footbridge from being completed resulting in loss of funding from the Future High Street Fund  | <ul style="list-style-type: none"> <li>• Negotiations with landowners underway and progressing well in 3 cases</li> <li>• CPO process to be started immediately after agreed by Cabinet</li> </ul>   | Green             |



| Risk Description   | Mitigations  | RAG Status                               |
|--|--|--|
| <p>The final costs associated with land acquisition will not be known until the negotiation process (or CPO process, should this be required) is complete and may exceed expectation increasing the cost of the project.</p>   | <ul style="list-style-type: none"> <li>• A contingency of 40% has been included to account for this uncertainty.</li> <li>• It is envisaged that all costs associated with this project will be met from the funding stated</li> </ul> | <p style="text-align: center;">Amber</p> |
| <p>Cabinet could resolve not to approve the CPO progression or the land acquisition necessary to deliver the Footbridge leading to the footbridge not being built, the loss of funding and the loss of the potential social economic and environmental benefits identified.</p>  | <p>Agreement to the recommendations of this report</p>   | <p style="text-align: center;">Green</p> |
| <p>Cabinet resolve that land acquisition should proceed through negotiation only, without recourse to a CPO preventing the land from being secured in time to deliver the Footbridge within the deadline imposed leading to a loss of funding.</p>   | <p>Agreement to the recommendations of this report</p>   | <p style="text-align: center;">Green</p> |
| <p>Cabinet decides not to delegate the various functions for progressing the CPO to the Corporate Director Community causing significant delay due to the formal Cabinet Member decision making process impacting on the already exceedingly tight timescale and delays could mean that the project is not completed on time and in budget. This process would also limit the Council's ability to respond proactively to ongoing land negotiations and could result in a greater cost to taxpayers for construction of the Kodak Footbridge</p> | <p>Agreement to the recommendations of this report.</p>  | <p style="text-align: center;">Green</p> |

| Risk Description   | Mitigations   | RAG Status |
|--|---|------------|
| Ineffective public consultation is undertaken and/or negative feedback is received (particularly to the CPO) leading to a lack of public support for the scheme. | <ul style="list-style-type: none"> <li>• Appropriate mechanisms for consultation have been utilised</li> <li>• Feedback so far has been largely positive</li> </ul> | Green      |

## 8 Procurement Implications

The recommendations in this report have no direct procurement implications. However, the recommendations are necessary requisite for the delivery of the Wealdstone Footbridge procurement project for which approval of a direct award of contract to Network Rail was given at the cabinet meeting of November 2021.

To that end and to mitigate any risks associated with the acquirement of the land or the planning permission required for this project, the proposed Network Rail contract is divided into three stages with stage 1 being the initial stage lasting two to three months which will entail verifying the desktop surveys and bridge feasibility studies carried by Atkins and their suitability for being incorporated within the Network Rail contract.

Stage 2 will be the bridge design stage lasting about seven months with the last stage being the construction stage of the procurement process allowing sufficient time for the planning permission to be granted and the CPO for the land, where needed, to be sufficiently progress. The contract the Council enters into with Network Rail can be terminated by giving a two-month written notice.

## 9 Legal Implications

The Cabinet has the authority to make key decisions under Article 13 of the Constitution including CPO's.

9.1 The Council has the power through various enactments to make a Compulsory Order and to apply to the Secretary of State (SOS) for confirmation of the order. The Council has had regard to the Guidance on Compulsory purchase process and the Crichel Down Rules which was updated in July 2019. This provides that the Council should use the most appropriate power to make the order and there should be an overwhelming case in the public interest to make the CPO.

9.2 The power commonly used by local authorities is Section 226(1) (a) of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004. The section provides that a local authority shall, on being authorised to do so by the SOS, have power to acquire compulsorily any land in their area if they are satisfied that the acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land. However, the power must not be exercised unless the authority thinks that the development is likely to contribute to the achievement of the economic, social and environmental well-being of the area.

- 9.3 The Council also has powers under sections 239, 240, 246 and 250 of the Highways Act 1980 to purchase compulsorily the land and the new rights over land for the purpose of the construction and improvement of highways and the use of land in connection with the construction of new highways. In this instance the powers under the Highways Act 1980 appear to be the most appropriate, to compulsorily acquire the Property or any part of it in the event negotiations are not concluded in time for the Kodak Footbridge to be delivered.
- 9.4 The Council considers that there is a compelling case in the public interest for the provision of the Kodak Footbridge. The Kodak Footbridge will provide a pedestrian link between the two sections of Wealdstone currently dissected by the railway line and unlock significant transport, economic and social benefits, and will enable the realisation of important objectives in planning policy. It is supported by NPPF.
- 9.5 The private loss arising from the CPO does not outweigh the considerable benefits provided by this scheme. The CPO will not have an excessive or disproportionate effect on the owners, and they will be compensated. Therefore, any interference with private property and rights is considered justifiable, necessary and proportionate. In resolving to make the CPO, the Council has had full regard to the rights protected under Article 1 of the First Protocol of the European Convention on Human Rights. Any person whose rights will be affected by the CPO will be entitled to make representations to the Secretary of State when the order is submitted for confirmation and may also be entitled to payment of statutory compensation if applicable.
- 9.6 The delivery of the Kodak Footbridge scheme provides significant public benefits and is in the public interest, therefore, the making of the CPO meets the tests in the CPO Guidance for compulsory purchase as:
- The purposes for which the CPO is made justifies interfering with the human rights of those affected.
  - The Council has a clear idea of how it will use the land which it needs to acquire.
  - The Kodak Footbridge scheme is fully funded, embedded in planning policy and the related planning application has been submitted.
  - Informal negotiations have commenced, and formal, meaningful negotiations are to take place and will continue to take place throughout the CPO process.
- 9.7 The Council proposes to seek legal advice from Counsel to ascertain the most appropriate power under which the CPO should be made and an estimation of the probability that the SOS will confirm the CPO. This will minimise the risk of any challenge.
- 9.8 The Council has the power under the Highways Act 1980 to construct a footbridge to carry a public footpath and thereafter maintain such footpath and bridge structure.
- 9.9 The Council are planning to contract with Network Rail to construct the Kodak Footbridge. It will also secure rights for the public to use the footbridge in perpetuity and secure a licence from Network Rail to enable the future maintenance of the Kodak Footbridge by the Council.

9.10 The use of CPO powers is often controversial and can come with negative reputational impacts for the issuing authority. However, these powers would only be used where a negotiated approach has proved unsuccessful to date and where it is deemed necessary for successful and timely delivery of the programme. The potential reputational impacts of issuing a CPO have to be weighed against the much greater public benefits for the community and the area.

## **10 Financial Implications**

- 10.1 The Council has been awarded a funding of £7,449m over a 3-year period (2021/22 to 2023/24) for Wealdstone investment from the DLUHC Future High Streets Fund. This is match funded by £1.76m of Community Infrastructure Levy. The project is included in the approved 2021/22 Capital Programme, with a total funding of £9.209m over 3 years.
- 10.2 Two projects were included in the funding application, namely Kodak Footbridge and Intelligent High Street with estimated costs of £8.949m and £0.26m respectively. In the case of Kodak Footbridge, there is a budget allowance for land acquisition. The final costs associated with land acquisition will not be known until the negotiation process (or CPO process, should this be required) is complete.
- 10.3 Within the funding envelope, a contingency sum has been included to provide an allowance for any additional unforeseen costs, in particular in relation to the construction of the footbridge. This would also be used to fund any additional costs over and above the budgeted sum relating to the CPO process.
- 10.4 At this stage, it is envisaged that all costs associated with this project will be met from the funding stated in para 10.1

## **11 Equalities implications / Public Sector Equality Duty**

- 11.1 The Equality Act 2010 places a duty on the Council as follows:
- (1) A public authority must, in the exercise of its functions, have due regard to the need to—
    - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
    - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
    - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- The relevant protected characteristics are:
- age;
  - disability;
  - gender reassignment;
  - pregnancy and maternity;
  - race;
  - religion or belief;
  - sex;
  - sexual orientation.

11.2 This report has considered the Equality Act 2010 and how its proposals are designed to reduce the inequalities of outcome which result from socio-economic disadvantage. The Council is committed to improving the quality of life and wider participation for all the economic, educational, cultural, and social and community life within the borough. It is believed that the Kodak Footbridge will benefit all sections of society as the bridge will have lifts at either end thereby making it accessible for all (Appendix 3).

## **12 Council Priorities**

### **1. Improving the environment and addressing climate change**

The bridge will encourage more walking and less reliance on polluting motor vehicles and provides easy access to schools and other amenities in and around the town centre.

### **2. Tackling poverty and inequality**

Those who cannot afford any form of transport or prefer walking to promote good health will have easy access to local amenities.

### **3. Building homes and infrastructure**

The bridge will link the new 'Kodak' development site to schools on the opposite side of the railway as well as Wealdstone town centre.

### **4. Addressing health and social care inequality**

The new footbridge will promote healthy walking and take people out of vehicles, preventing short, environment polluting journeys.

### **5. Thriving economy**

The bridge will bring communities closer together from either side of the railway lines and encourage the developing 'Kodak' community to easily walk to the High street for local shopping. This will make the High Street a busy place and increase spending habits.

## **Section 3 - Statutory Officer Clearance**

### **Statutory Officer: Jessie Mann**

Signed on behalf of the Chief Finance Officer

**Date:** 10/01/2022

### **Statutory Officer: Mrinalini Rajaratnam**

Signed on behalf of the Monitoring Officer

**Date:** 10/01/2022

### **Chief Officer: Dipti Patel**

Signed off by the Corporate Director, Community

**Date:** 10/01/2022

**Head of Procurement: Nimesh Mehta**

Signed off by the Head of Procurement

**Date:** 09/01/2022

**Head of Internal Audit: Susan Dixon**

Signed off by the Head of Internal Audit

**Date:** 12/01/2022

## **Mandatory Checks**

**Ward Councillors notified: YES**

**EqlA carried out: YES**

**EqlA cleared by:** Shumaila Dar on 12/01/2022 (Appendix 3)

## **Section 4 - Contact Details and Background Papers**

**Contact:** Manzoor Hussain, Project Manager, 07731 591792

Email: [Manzoor.Hussain@harrow.gov.uk](mailto:Manzoor.Hussain@harrow.gov.uk)

**Background Papers:**

- [Cabinet Report May 2021](#)
- [Cabinet Report November 2021](#)

**Call-in waived by the Chair of Overview and Scrutiny Committee**

**NO**