

HARROW COUNCIL

REVIEW OF TOWN CENTRE REDEVELOPMENT - SCOPE

1	SUBJECT	Town centre redevelopment
2	COMMITTEE	Overview and Scrutiny Committee
3	REVIEW GROUP	Cllr Seymour (Chairman) Cllr Solanki, Cllr Kinnear, Cllr Kara, Cllr Scott, Cllr O'Dell, Cllr Asante, Cllr Miles, Cllr Champagnie, Ramji Chauhan (stat education co-optee)
4	AIMS/ OBJECTIVES/ OUTCOMES	<ol style="list-style-type: none">1. To investigate the ongoing development of the council's vision for the town centre.2. To make recommendations relating to (1) in the light of general issues relating particularly to the sustainability of the town centre itself.
5	MEASURES OF SUCCESS OF REVIEW	<ol style="list-style-type: none">1. Delivery of recommendations in a timely manner so as to clarify the vision for the town centre, ensuring that it is robust and sustainable.2. Provision of recommendations to enhance and supplement existing work, and ongoing work, on the town centre redevelopment, taking account of best practice evidence of town centre renewal work carried out elsewhere.3. Provision of a judgment on the future sustainability of the town centre, and plotting a way forward.
6	SCOPE	<p>Consideration of the key documents, plans and strategies relating to the development of the town centre in the light of issues relating to economic, environmental, social and human sustainability.</p> <p>Focus on issues relating to long-term planning, relationships with partners (including developers), public realm improvements, traffic and transportation, the density of future developments, climate change and energy, amongst others.</p>
7	SERVICE PRIORITIES (Corporate/Dept)	2. Redevelop the Town Centre
8	REVIEW SPONSOR	Graham Jones, Director, Strategic Planning
9	ACCOUNTABLE MANAGER	Lynne McAdam, Service Manager, Scrutiny
10	SUPPORT OFFICER	Ed Hammond, Scrutiny Officer
11	ADMINISTRATIVE SUPPORT	Layla Davidson, Project Research and Support Officer
12	OTHER INPUT	Other council departments

		<p>Local people Local businesses and voluntary groups, to be identified Harrow in Business Harrow Agenda 21 London Development Agency Transport for London Greater London Authority Other bodies and organisations able to provide best practice information.</p>
13	METHODOLOGY	<p>The project will be divided into three streams.</p> <p><u>Stream 1: Strategy</u> This stream will run for the full term of the project, and will examine the current situation, relationships with partners, long-term development plans, and public realm improvements.</p> <p><u>Stream 2: Economic, social and human sustainability</u> This stream will consider sustainability in respect of long-term economic planning, skills development, Harrow’s “unique selling points”, and the density of developments. It will also consider issues relating to public service provision in the town centre and skills development.</p> <p><u>Stream 3: Environmental sustainability</u> This stream will look at climate change, energy use, energy efficiency and energy production.</p> <p>Each stream will produce an interim report, which will be considered at a round table meeting of a number of key interested parties. Following this, the final report will be prepared and submitted for approval.</p> <p><u>Site visits</u> - There will be a number of site visits, which will cut across the three streams. Site visits are planned for Aylesbury, Uxbridge, Watford and Luton. This will feed into the rest of the review in October.</p> <p><u>Surveys and public involvement</u> – a survey will be distributed to try to capture the needs and aspirations of local people for the town centre. This will feed into the rest of the review in October.</p> <p>A street stall will be held in July/August in the town centre to gather some direct and indicative feedback relating to those who use the area for shopping. This will feed into the rest of the review in October.</p>
14	EQUALITY IMPLICATIONS	<p>There may be equality implications relating to the “mix” of uses (retail / business / residential / entertainment) in the town centre, and the different kinds of people who might be likely to be advantaged or disadvantaged should this mix change. Policies which might deliver significant change to this mix might risk harming local people and their livelihoods.</p>

15	ASSUMPTIONS/ CONSTRAINTS	<p>The project will require a long-term commitment from members and officers.</p> <p>Success will depend upon the ability and willingness of developers and other partners, and stakeholders in the development more generally, to become involved in the review.</p> <p>Financial issues will constrain the ability of members to carry out site visits out of borough.</p>
16	SECTION 17 IMPLICATIONS	<p>There are design issues relating to crime prevention in terms of the public realm improvements in the town centre. These will be examined as part of the “strategy” stream.</p>
17	TIMESCALE	<p>Stream 1: March – September 2008 Stream 2: April – September 2008 Stream 3: April – September 2008</p> <p>Site visits: March – June 2008 Surveys: June - August 2008</p> <p>Round table: w/c 27 October 2008 Report to O&S: January 2009</p> <p>Report to Cabinet in February 2009</p>
18	RESOURCE COMMITMENTS	<p>To be met from the existing scrutiny budget. No significant additional expenditure is expected.</p>
19	REPORT AUTHOR	<p>Ed Hammond, with review group.</p>
20	SCRUTINY PRINCIPLES	<p>Feasibility study undertaken in October 2007 assured compliance with the Principles. The project is proceeding much as envisaged in the study.</p>
21	REPORTING ARRANGEMENTS	<p>Outline of formal reporting process:</p> <p>To Portfolio Holder [] December 2008 To CMT [] n/a. To Cabinet [] February 2009</p>
22	MONITORING ARRANGEMENTS	<p>To be agreed between group and officers after the completion of the review, depending upon the nature of the recommendations.</p>

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