

Meeting:	CABINET
Date:	11 th November 2004
Subject:	Harrow Town Centre - Strategy and Masterplan: Complementary Traffic Management and Streetscene Improvements for College Road and Clarendon Road
Responsible Officer:	Director of Strategic Planning
Contact Officer:	Bill Heale
Portfolio Holder:	Portfolio Holder for Environment and Transport Portfolio Holder for Planning, Development and Housing
Key Decision:	No
Status:	Main Report and Appendices A and B - Part 1 Appendix C - Exempt by virtue of paragraphs 7 and 9 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) on the grounds that it contains information relating to the financial or business affairs of any particular person and any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property.

Section 1: Summary

Decision Required

That Cabinet agree the recommendations arising from the Town Centre Project Panel meeting held on 28 September 2004.

Reason for report

The report addresses the Council's corporate priority of enhancing the environment. The proposed measures are in line with the strategic direction for the Town Centre set out in the Town Centre Development Strategy.

Benefits

The proposals recommended will significantly improve the streetscape and ease pedestrian flow in a busy area of the Town Centre and will improve access to the rail and bus stations.

Cost of Proposals

The estimated cost of the works on College Road is £365,000. £190,000 has been provided by grant from Transport for London (TfL) in the current financial year. The remaining £175,000 will be provided by Transport for London from 1 April 2005. The works are programmed to span the end of this financial year and the start of the next to allow the two separate allocations to be drawn together to finance a single contract.

Risks

The programme to implement the work on College Road this year is very tight. Any slippage due to delays in the decision making process may jeopardize the College Road proposals. The works budget may be insufficient to cover full costs if the street furniture recommendations that arise from the public realm strategy require specialist materials. A bid for top up funding may be needed from Harrow Capital.

Implications if recommendations rejected

It will not be possible to start the improvement works planned for College Road in the current financial year and the funding available from TfL will be lost. Bids currently being considered by TfL for funding to improve other areas of the Town Centre may be viewed less favourably as a result and all Town Centre improvements may have to be fully funded by Harrow Council.

Section 2: Report

2.1 Brief History

2.1.1 At the meeting on 16 March 2004 the Cabinet established a Town Centre Project Panel to oversee the progression of the key initiatives relating to the Town Centre Development Strategy and the Master Plan for the Harrow on the Hill station site. The terms of reference of the Panel and delegated powers are set out in Appendix A. To avoid delays in any future decision making Officers will be reporting on possible changes to the terms of reference to a subsequent meeting of the Cabinet.

2.1.2 The Town Centre Project Panel met on 28 September 2004 to receive a presentation on the public realm proposals for Clarendon Road from Alsop, architectural consultants appointed by the Council to prepare a Public Realm Strategy for the town centre as part of the Master Plan. The Panel also considered a confidential report of the Director of Strategic Planning that covered the following issues:

- Public Realm proposals for Clarendon Road
- The funding of the Public Realm Strategy
- A complementary traffic management scheme and street scene improvements for both College Road and Clarendon Road

To provide the background detail the minutes of the meeting are attached at Appendix B. The Panel report is attached at Appendix C.

2.1.3 At the time of the Panel meeting the public realm proposals for Clarendon Road had only recently been made available to officers for consideration and a number of issues needed to be clarified before officers could recommend that the scheme proceed. These will be considered at the Panel's next meeting. However, the proposals for a complementary traffic management scheme and street scene improvements on College Road and Clarendon Road were well developed and a decision was needed to proceed with the works identified for College Road, and with the traffic orders for both roads, to meet the timescales for implementation and for expenditure of current funds available from Transport for London in 2004/05.

2.1.4 The traffic management scheme and street scene improvements on College Road are a standalone proposal that can proceed largely unaffected by future decisions relating to the public realm proposals for Clarendon Road. Similarly the traffic orders for both College Road and Clarendon Road will be unaffected by the public realm proposals for Clarendon Road. The Panel therefore recommends to Cabinet that this element of the work proceed. Details of the recommendation are given in the minutes of the meeting attached at Appendix B and in paragraphs 2.2 and 2.3 of the panel report at Appendix C.

2.2 Options considered

Not relevant.

2.3 Consultation

As set out in paragraphs 9.2 and 9.3 of the attached report.

2.4 Financial Implications

2.4.1 As set out in section 10 of the attached report. Transport for London have confirmed that the £175,000 needed to complete the works in College Road in 2005/06 will be available from 1 April 2005 allowing the Council to let a contract spanning the end of this financial year and the start of the next.

2.4.2 Part of the work to be carried out ahead of the next Panel meeting is to investigate and recommend a palette of street furniture materials that will co-ordinate with the general public realm concept. Current scheme estimates are based on readily available equipment. Should the recommendations involve the use of specialist materials additional funding may be required. A bid would need to be made to Harrow Capital to cover any shortfall.

2.5 Legal Implications

As set out in section 11 of the attached report.

2.6 Equalities Impact

Not applicable.

Section 3: Supporting Information/Background Documents

Appendices

Appendix A – Town Centre Project Panel: Terms of Reference and delegated Powers.

Appendix B - Recommendations of Town Centre Project Panel Meeting held on 28 September 2004.

*Appendix C – Report to Town Centre Project Panel on 28 September 2004.

*Confidential – circulated to Cabinet members only.

TOWN CENTRE PROJECT PANEL

Terms of Reference of the Panel and Delegated Powers:

1. *To oversee the preparation and implementation of the Town Centre Strategy, including arrangements for consultation, subject to final approval of the strategy by Cabinet.*
2. *To oversee the preparation and implementation of the Masterplan for the Harrow-on-the-Hill Station site, including arrangements for consultation, subject to final approval of the Masterplan by the Cabinet.*
3. *To consider and where appropriate approve proposals/development briefs for individual sites within the Town Centre and their implementation, including acquisition and disposal of land, but excluding exercising the Council's development control powers as Local Planning Authority subject to final approval of Cabinet.*
4. *To make recommendations where appropriate on matters affecting the Town Centre to UDP Panel and Cabinet.*
5. *To authorise expenditure within agreed budgets.*
6. *To monitor and review progress on 1-5 above.*