Heart of Harrow
Regeneration Strategy and Action Plan

12th November 2014
Heart of Harrow Area Action Plan
What will be different?

- Renewed, accessible commercial gateway to the town centre through Harrow on the Hill Station
- 21st Century Civic Centre – lean and efficient
- New central library and arts provision in the town centre
- Up to 5,500 new homes within the action plan area, adding to town centre vitality
- Up to 3,000 new jobs within the action plan area
- A revitalised evening economy in the town centre, with a strong leisure, cultural and restaurant offer
- Grange Farm estates renewal (Homes for Harrow)
- Two new primary schools
- District energy programme
- Linked pocket parks and new urban spaces, with high quality streetscape running through the centre and along Station Road
- Positive marketing programme for the Heart of Harrow
People, Places, Business

- More family and affordable homes
- Private Rented Sector programme
- Employment & training opportunities
- Supporting local businesses
- Attracting new investment
- Estates renewal and infill
- Tackling fuel poverty
- Enhanced infrastructure and services
- Harrow Town Centre regeneration
- Wealdstone District Centre renewal

Regeneration Strategy to 2026

Action Plan 2014 - 18
Using our property assets differently

● Use Council’s land holdings to:
  – uplift the town centres
  – address an undersupply of housing
  – enhance the centre’s catchment area
  – provide future income streams to fund services for residents and businesses

● Private Rented Sector (PRS) programme:
  – held and managed by an arms-length, Council Co
  – increase housing supply in the Borough
  – improve the offer to generation rent
  – improve standards in Harrow’s private rented stock
Our sites: Harrow Town Centre

● Harrow on Hill Station/Old Post Office
  – Accessible tube station and improved bus station
  – Commercial gateway enhanced
  – College Road upgraded with new public square
  – 400+ homes and food and drink quarter

● Lyon Road/Gayton Road
  – 600+ homes, food and drink and community uses
  – New town centre square
Our sites: Wealdstone and other AAP sites

- Greenhill Way/Civic Centre
  - Harrow and Wealdstone station access
  - Civic centre reprolled – leaner and more efficient
  - 500+ homes
  - New primary school and public square

- Palmerston Road/George Gange Way
  - 200+ new homes
  - 1,200 sqm of new employment space

- Colart/Barratt
  - 150 homes and new employment space
Our sites; Wealdstone and other AAP sites

- **Kodak**
  - 985 homes and 1,230 jobs, new primary school
  - 590 new homes (Initially)
  - Major new landscaping works
  - Marketing campaign

- **Leisure Centre**
  - Reprovide leisure complex
  - 180 new homes
Implementation framework

- Cross Council Regeneration Board
- Partners and funding opportunities
- GLA Housing Zone
- Heart of Harrow Plan/London Opportunity Area
- Infrastructure Delivery Plan and funding
- LBH/GLA Delivery Group
- Action for High Streets
Implementation: our approach

- London Plan OA status and our AAP in place
- Regeneration Board and interim team established (Inner Circle)
- Our delivery partners so far: GLA, TfL, LandSec, Hyde, Fairview, Barratt, Origin
- Funding: through CIL/106, Housing Zone, New Homes Bonus and other bids
- Delivery of initial phase is in progress
  - TfL/Harrow on the Hill sites/Hyde
  - Other major town centre sites/Lyon Rd & Gayton Rd
  - Origin sites/Wealdstone and Harrow TC
  - Kodak phase 1B/Land Securities
- Feasibility studies and business cases for subsequent phases
- Cabinet decision on £1.75Bn+ programme Dec 2014
Funding: GLA Housing Zone

- Government and GLA programme
- £400m available – mix of loan and grant
- 20 zones in London to deliver up to 50K homes
- Delivery over 10 yrs, significant period 2015-18
- Broad mix of housing: affordable, private rented and market

- Our Housing Zone is the AAP area, with town centre and Station Rd sites at the core
Funding: GLA Housing Zone

- Our bid partners: Land Sec, Hyde, Origin
- Our bid went in Sep 30
- Now in negotiation
- Challenge Panel process
- £30-35m investment
- Accelerates delivery of the AAP
- Decision by Jan 15

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Phasing

● Early delivery priorities (2015-18):
  – Harrow on the Hill Station/Bus Station/College Rd
  – Lyon Rd/Gayton Rd
  – Colart
  – Kodak Phase 1A and 1B
  – Civic Centre/Greenhill Way Project Phase 1 (to be defined)
  – Initial Private Rented (PRS) projects

● Longer term opportunities (2018-26):
  – Kodak additional phases
  – Leisure Centre
  – Park House CP/Palmerston Road sites
  – Civic Centre/Greenhill Way Project additional phases
Any questions?