

Building a Better Harrow Residents Panel: Meeting 11, 19 September 2017

Attendance

Officers: Tobias Goevert, Daniel Lester, Leanne Cooper

Panel members: Raj Kumar (facilitator / chair), Joanna Bowyer, Mihir Benodekar, Vishaal Shah, Yagoda Subotic, Graham Kaunders, Consolata Ndungu, Daniel Thurlow, Louise Baxter, Kiran Chotalia,

Councillors: Cllr Keith Ferry

Apologies: Paul Nichols, Manjul Shah, Danielle Witter

Presentations

Welcome & Introductions - Raj Kumar

Latest News -Tobi Goevert

- First new council homes in a generation launched in Stanmore in early September
- Open House London: Harrow Regeneration Tour and Walk held on 15 September which was well attended and saw us finish at the new Whitefriars Studios in Wealdstone
- Wealdstone Youth Workshop: Meanwhile Project is ongoing with some young people on making furniture in Wealdstone
- Cabinet Report in September focused on the delivery strategy for Poets' Corner Phase One and Waxwell Lane Car Park
- A pre-application meeting was held recently for Byron Quarter and there is an upcoming meeting with Harrow Parks Forum to discuss the project
- Vaughan Road Car Park redevelopment is going to planning committee on 27 September
- A first round bid for the London Borough of Culture will be submitted in December
- Rayners Lane Crowdfunding project for Village Garden Triangle will close shortly
- Wealdstone Project consultation event for the new civic centre to be held on 14 October
- Internally a staff travel survey will be undertaken and a business case is being looked at for pool cars
- New London Architecture invited us to a charrette around South Harrow station on 18 September which was sponsored by Arup and TfL
- A regeneration programme overview was shared and discussed with the Panel

Q&A

- Q. What about self-build in Harrow? A. Versions of it are being looked at on the Byron Quarter and Poets' Corner sites
- Q. What is happening with Greenhill Way Car Park as people associate that with Debenhams? There are fears that if the car park is to be redeveloped Debenhams will close. A. Any redevelopment of Greenhill Way Car Park will retain the levels of car parking for the town centre but we should look at reassuring people about this.

Outcomes/Impact of the work with the Panel – Tobi Govert

- The Panel looked over previous points raised by the Panel and how they have been implemented or taken into account
- Panel to review and discuss these at the next meeting in November

Connecting the dots & creating a buzz – Lou & Mihir

See PDF presentation

Comments:

- We have started to look at hoardings and how we will develop those for our projects
- The next Harrow Youth Parliament meeting will be on regeneration. We are asking them what they want to see in Harrow so young people have things to do. Suggestion that they come and meet with the Panel
- A lot of what has been presented on branding we are really close to being able to implement and we'll touch on later

Co-working & office space – Graham & Vishaal

- The rise of the internet will have an impact on retail long-term
- The problem in outer London is the ripping out of secondary office space so the smaller businesses struggle to find office space in places like Harrow
- This is because there is such a pressure for housing and the government bringing in permitted development rights has taken away the tools for Local Authorities to be able to protect employment space
- This means footfall is being removed from shops and town centres during the day and making it more than it already is into a dormitory rather than a place where people work, live and stay. Business footfall compliments all the different uses and drives trade throughout the day
- Businesses cannot survive on weekend and evening trade alone, they need the footfall in the day time and most people who live in places like Harrow are commuting to other places in the daytime and spending their money at lunchtime elsewhere. They may even be spending their money at the train station on the way home. There

is a new report out today that retail spending at train stations is booming at the expense of town centres.

- What can we bring to places like Harrow through new schemes that capture new trends and try to reverse some of these risks?
- We have set out a few ideas in our presentation:

See PDF presentation

Comments:

- Interesting presentation, we need to think about how we can apply live/workspace for over 55's

Workspace, Employment & Training – Mark Billington

Workspace

- Harrow's Good Growth Fund EOI submitted at the start of September:
 - Lyon Square and Pop Up Restaurants
 - Wealdstone Workspace – affordable workspace redevelopment of depot, community (youth) and retail / food incubation space Harrow and Wealdstone Station (Wealdstone Platform)
 - Vaughan Rd Community Hub.
 - Total Project Costs £10.9m, GGF £3.7m
 - Range of new workspace, rental income generating funds for business support, & for CVS

Employment and Training

- An update was provided on the employment and training activities delivered by the economic development during the last

See PDF presentations

Building a Better Harrow – Daniel Lester

- MyHarrow News email to be sent weekly to include BaBH news and video content
- New lamppost banners to be installed across the borough for Make Harrow Clean and BaBH
- BaBH branding is going across other areas of work as well as Regeneration as it is not just about buildings.

AOB

- Next meeting we will agree a date for a tour of the regeneration sites in Spring 2018

- **Date of the next meeting: Tuesday 14 November 2017**