LATEST NEWS

Tobi Goevert
# REGENERATION PROGRAMME

**2016-2018**

Tobi Goevert

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<td>Byron Quarter (first phase)</td>
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<td>Grange Farm</td>
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<td>Wealdstone Square &amp; Artisan Studios</td>
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**DEVELOPMENT STAGE**

- Business case/feasibility
- Design for planning
- Construction
- Project not live
Physical Regeneration – some background

• The Council is progressing a wide portfolio of physical projects under the Building a Better Harrow umbrella including highways and public realm, estate regen (in HRA), parks, education and social services as well as ongoing facilities management

• Key projects like schools, the Council Depot, Housing Infill programme and Grange Farm estate regen are successfully included in the Building a Better Harrow programme, however not subject of the presentation today

• Focus on Borough as Developer on mixed use town centre sites led by Harrow Regeneration Unit
Council-Led Regeneration projects

POETS CORNER
NEW CIVIC / WEALDSTONE PROJECT
BYRON QUARTER
WAXWELL LANE

HASLAM HOUSE
VAUGHAN ROAD
GREENHILL WAY
GAYTON ROAD

COUNCIL RETAIN PART OWNERSHIP
Physical Regeneration – achievements to date (1)

• Programme objectives enshrined in Cabinet reports and Regen Strategy
• Website and brand in place (local, London and international)
• Residents Regen Panel set up (and still awake...?)
• Exemplary approach to public consultation
• First rate design and client side teams appointed
• Progress with enabling works including Social club, Ashram land swap, Canning Rd plus lots of surveys and legal work
Physical Regeneration – achievements to date (2)

- Emphasis on quality, DRP set up and Good Design initiative
- Planning consents for 2 pilot schemes – Haslam and Vaughan
- Vaughan Road contractor decision, start on site in a few months, Haslam House re-procurement started
- Byron Quarter, New Civic and Waxwell to be submitted in December (fingers crossed), Poets Corner to follow early next year
Regeneration Projects: Vaughan Road
Regeneration Projects: Byron Quarter
Physical Regeneration – achievements to date (3)

- Agreement on delivery approach (mix of direct delivery and partnership approach (JV options) and development agreements) but flexible
- Social value procurement firmed up, ready to enforce
- Financial model updated in December report based on solid cost plans and viability of projects
- Flexible and skilled in-house team grown
- Budgets in place for day to day operations
Harrow College Tutor Feedback: The project was an excellent experience and it was the best live project I have completed particularly in terms of our external partners committing time and resources and I really thank you for that. No external agency has given so much of their time and resources as you
Physical Regeneration – next year’s targets

• Contractor procured for main sites (Poets’ & New Civic - Stage1)
• Decision on type of partnership with developers after going to market
• Planning consents for current Regen portfolio of sites
• Roxeth library site decision on way forward
Physical Regeneration – next year’s targets

- Wealdstone Square completed
- Rayner’s Lane Our Village Triangle first improvements delivered
- Regeneration governance adjusted to suit settled programme
- Merged with schools team to create enhanced delivery unit and carry on building up the right skills
- More active & visible engagement with residents once the hoardings and cranes are up including meanwhile projects
- Active engagement in London wide discussion on Outer London’s role in balanced housing growth
Physical Regeneration – next year’s targets (2)

• Capital works funding strategy in place
• Gayton Road social rented units handed over and occupied
• Getting ready for Gayton Road, Haslam House Build to rent units to be handed over with all in place to let and manage
• Lots of social value being delivered including through contractors and consultants
Social and Economic Regeneration

- 983 businesses supported
- 36 businesses created
- 106 businesses reported improved performance
- Over 600 unemployed residents into work
- Over 500 young people into jobs and apprenticeships
- Best Employment Project
- OFSED – Good: joined up approach to community learning and employment support
- Haslam House and Vaughn Rd Contracts – Social Value; opportunities for residents and local businesses
What did you think of us?

Just a sample of feedback we have received:

“The [Start Here] project has been an ocean of help to me. I started running my business from home... being in a co-working creative space I really felt like an official business.

The confidence in me grew... I do not think I would have achieved so much otherwise.”
What did you think of us?

The [Mentoring Harrow] programme .. was the kick that I needed to finally get business strategy and service offering, and most of all have been enjoying meeting so many like-minded and ambitious local entrepreneurs. I even secured valuable business through the programme. Thanks very much to Mentoring Harrow and the LBP team and I look forward to future events and activities!"

Birgit Diggins, Owner and Content Marketing Writer and Strategist at Power-Words.com

"I honestly could not have imaginged that I could come out of a 90 minute session with such a greater understanding of my business, and the wider business enviroment."

Rowena Luth: Morish Jems-Director
Impact

• 1,000 new jobs.
• Town centre vacancy rate 4%
• 4.2% more businesses start-ups in Harrow compared with last year.
• 15.7 start-ups for every 10,000 working age in Harrow. London business start-up rate of 12.8
• Unemployment 1.2%, London 2%, UK 1.9%
Growth Sectors

GLA: financial and insurance activities (16.3%), professional, real estate activities (14.2%), scientific and technical activities (11.6%) and information and communication activities (10.9%) : greatest contribution to the London economy.

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<th>Sector</th>
<th>Number of Businesses</th>
<th>Number of Employees</th>
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<td>IT Software and Computer Services</td>
<td>784</td>
<td>1603</td>
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<tr>
<td>Information Communication</td>
<td>157</td>
<td>1147</td>
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<tr>
<td>Finance and Insurance</td>
<td>276</td>
<td>1246</td>
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<td>Professional and Business Activities (Legal, Architectural and engineering services – technical testing, Scientific research and Development, Professional scientific and technical activities, real estate, management consultancy etc)</td>
<td>3,144</td>
<td>10,765</td>
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<td>Public administration</td>
<td>16</td>
<td>2024</td>
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<td>Total</td>
<td>4,377</td>
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GOOD GROWTH FUND & NON RESIDENTIAL OFFER

The Results are In £250m spend with £40m budget
3 into 200 Expressions of Interest     Mark Billington
How did we do?

• All EOI’s in pipeline
• Lyon Square and Pop Up Restaurant - full bid.
• Wealdstone Works, Vaughan Rd Community Centre in pipeline.
• Town Centre, 2011 - 2023 new homes 60% up
• Build community, identity with the town centre, high density contact can be difficult.
• Public Realm - use existing spaces better
Lyon Rd – known

• Lyon Rd - civic space for congregation, events and relaxation
• Pop Up restaurant - opportunities for business start up.
• Reduce capital costs, provide business support.
Lyon Rd – unknown. (For you to shape)

• Activities in the new Square?
• What should “pop up restaurant” look like – kitchen, dining area?
• Length of leases?
• Rent levels?
• Selection criteria for tenants – chefs, complete novices?
• How, where market opportunities?
CONNECTING THE DOTS & CREATING A BUZZ

Heart of Harrow

Issue 4
November 2017

Daniel Lester
What planning permission on our major sites does for us

A Comms perspective
1: Imagine any physical Comms – what would it say? How would it look?
2: When planning permission comes, we will be ready.
3: Things we are preparing now:

a) Vision of the future – Map & AR
b) Physical signifiers – basically lampposts (permanent) and JCD (temporary)
c) Hoardings – Short term plan (quite boring) Long term plan (very interesting)
d) Handout for pop-ups – like Heart of Harrow but more definitive!
e) Building a Better Harrow email database
4: Things we are not preparing yet:

a) Permanent presence eg shop-front etc
b) What our Building a Better Harrow offer actually is to private developers
c) A broader timeline of Harrow past and future
5: Things we are unlikely to provide:

a) Fun ideas like the Cream Tea Routemaster and the Guerilla gardening
b) A more relaxed approach to street furniture
c) Bespoke social media for Building a Better Harrow
PANEL TEAM BUILDING

Raj Kumar
DATES TO NOTE

9 DEC: Byron Quarter Drop-in event, 10am-3pm, Harrow Leisure Centre

TBC JAN: Poets’ Corner Drop-in event

9th JAN: Residents Panel Meeting

13th MARCH: Residents Panel Meeting

Provisional dates for the rest of 2018:

19 June, 11 September, 13 November