

**Building a Better Harrow Residents Panel
Meeting 20, 2 July 2019 at Harrow Civic Centre**

Attendance

Officers: Daniel Lester, and Leanne Cooper

Councillor Sue Anderson

Panel members: Raj Kumar (facilitator / chair), Tanvi Vyas, Vishaal Shah, Mihir Benison, Louise Baxter, Manjul Shah, Joanna Bowyer and Nafeesa Chalisa

Apologies: Consolata Ndungu, Magali Peyrefitte, Strawberry Subotic and Councillor Keith Ferry.

Items

Introductions - Raj welcomed the attendees.

Notes of Previous Meeting and Matters Arising

- Arc House: has now been leased to NOMAD (<http://nomad-uk.org/>). A request has also been made to use it for one day for live music event.
- Staffing: Jan Rowley has left the council after completing the interim role. Kirsten Shields is now leading on regeneration.

Action: Kirstin Shields to be invited to the next meeting.

Strategic Development Partner – Daniel Lester

- Information Memorandum circulated with details of the process the Council has initiated to seek a Strategic Development Partner. The launch day for potential partners was held on 27 June, with an excellent turnout and significant interest.
- While the Council had previously been intending to bring forward sites through direct delivery, this was now considered too risky and would have meant borrowing for the sites coming forward in lockstep and peaking. Enlisting a partner helps to de-risk the process and reduce borrowing requirements.
- The Partner is being sought for the Poets Corner, Peel Road and Phase I of the Byron Quarter sites. Greenhill Way has not been included as very little feasibility work has taken place on this site to date.
- One of the outcomes is that a Partner will be required to deliver the new Civic Centre in Wealdstone. The Council's preference is for this to be on the Peel Road site. However, alternative sites within Wealdstone may be proposed by a Partner.
- Although there is planning permission for a Civic Centre on Peel Road and well-developed masterplans for Poets Corner and Byron Quarter, Partners will not be required to deliver to those details.
- Extensive consultation has taken place previously and will be carried forward. However, there will be more consultation as proposals emerge.

Questions

- Has there been an assessment of where the best location for the Civic Centre would be? *An assessment completed at the beginning of the process had indicated the economic benefits of locating the Civic Centre in Wealdstone, but it is also a political decision by the Council.*
- There are rumours that the new Civic Centre will no longer be in Wealdstone and could be in Harrow Town Centre. *The Council have previously stated and continue to state that the Civic Centre will be in Wealdstone.*
- Can the Residents Regeneration Panel be part of the tender evaluation process? *DL will enquire, however it may be that the evaluation panel are answerable to the RRP rather than the RRP having a formal role in evaluation.*
- Concern that there has been extensive consultation in the past and this is going to be repeated. People have commented and said what is wanted in the area and this should now be delivered rather than going back to people. *Need to make sure that consultation informs the proposals which are actually brought forward on sites. Although consultation has taken place, there have been, and are likely to be, changes which will need to be shared.*
- Will there still be delivery of Build to Rent properties to be retained by the Council? *This is not a requirement for the Partner, but could still be delivered as part of the sites coming forward.*

Building a Better Harrow Website – Daniel Lester

- The website has been reviewed and edited to correct/update information on there. However, there is a request within the Council to make the website more about what is happening in Harrow overall, rather than just Council projects.
- Anticipated that this would be based on a map indicating sites with more information on each available by clicking into them.
- The website is an opportunity to showcase Harrow. Suggestions from the Panel of what could be included on a refreshed website were:
 - Events
 - News section e.g. outcomes/lessons learned following fire at Platinum House
 - Profile of the RRP, potentially with photos
 - Highlight sites which may provide an opportunity for meanwhile uses
 - Support/advice section for new businesses
 - Connect to the website to the “Report it” app.
- Noted that any content needs to be kept continually up to date. It was envisaged that regular updates from the planning team on progress on sites could be used to do this.

Action: Panel to send any further ideas or suggestions for the website to DL.

Mayor's Infrastructure Young Professionals Panel – Mihir Benison

- MB had been selected to become a member of the Panel which comprises 14 young professionals (less than 10 years' experience) across fields such as planning, transport, engineering and finance.
- The Panel is run by the GLA Infrastructure unit and are tasked with looking at infrastructure and delivery. As part of this, the Panel will consider areas around infrastructure delivery including financing, efficiency, resilience, flexibility, importance of data, and technological change.
- There is to be a one year research project into the provision of infrastructure, and there may be an opportunity for Harrow to be a case study as part of this. Noted that this would raise the profile of Harrow and there would also be a budget which could be used, for example to arrange an exhibition or curate meanwhile space. The Panel has requested a tour of Harrow to see key sites and this is to be arranged.
- Ideas will be presented to the new Mayor in May 2020.
- It was noted that Outer London is now suffering some 'Inner London' problems. However, Inner London solutions are being applied which do not necessarily work in this context and need further consideration in the way that infrastructure is planned for and delivered e.g. car free development.

Action: Any suggestions of points for the Panel to look at in Harrow to be sent to MB.

Northwick Park – Raj Kumar

- A consultation event was held on 29 June to introduce the proposals for the Northwick Park site (in LB Brent, but on the boundary of Harrow), which is to be a residential-led mixed use development with approximately 1,600 homes.

Questions

- How has LB Harrow been involved? *Councillors were invited to the consultation and some discussions understood to be ongoing with transport to date. Noted that it is important to continue to be involved.*
- Noted that LB Harrow should seek nomination rights to an element of the housing given the location which would affect and could meet both Borough's needs. There could also be scope for provision of supported or extra care housing to meet specific needs as part of development.
- Have TfL proposals to amend bus routes been considered? *This was raised at the consultation. Noted that while stations may be relatively near to the site, given the distance involved not all people would be able to access these, and additionally they are not step-free stations.*
- Proposals should include bringing the Northwick Park's Ducker Pool back into use.

Action: Panel to provide any feedback on proposals via the website www.northwickparkope.com

Harrow Cultural Forum – Raj Kumar/Lou Baxter

- There is to be a month of events in the Town Centre, including
 - Harrow Festival on 24 August which will include live music.
 - Ascot Day.
 - Big screens for the whole month of August with film screenings.
- It was suggested that the Asian Film Festival who are based in Harrow be contacted in relation to putting on a Harrow Film Festival.

Recruiting New Members

- While there had been some enquiries and membership questionnaires sent to potential Panel recruits, these had not been returned to date.
- Two potential candidates had expressed an interest in joining the Panel. The chair will send their contact details to DL to follow up formally.
- The Panel agreed it would benefit from attracting a younger member to offer a different perspective.

Action: DL to send questionnaires to the two potential members and Panel members to identify potential younger members (through for example Harrow College and Westminster University).

AOB

- None raised.

Twelve Month Programme and Date of Next Meeting

- 17 September and 12 November.

Action: 12 month programme of dates and themes for meetings to be circulated.