

**Background Charts/Data for  
GLA Regeneration Committee Meeting**

**16th December 2013**

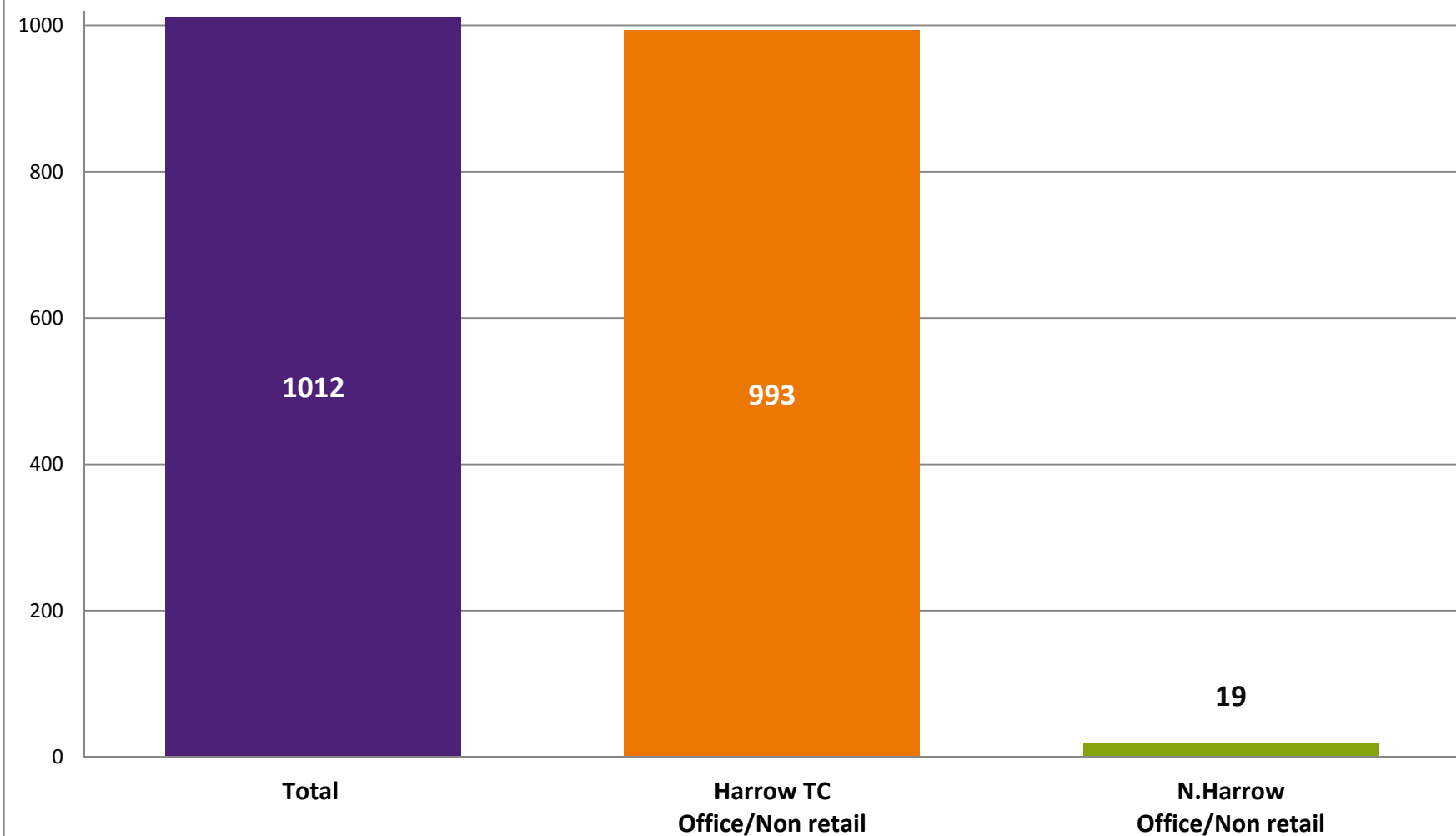
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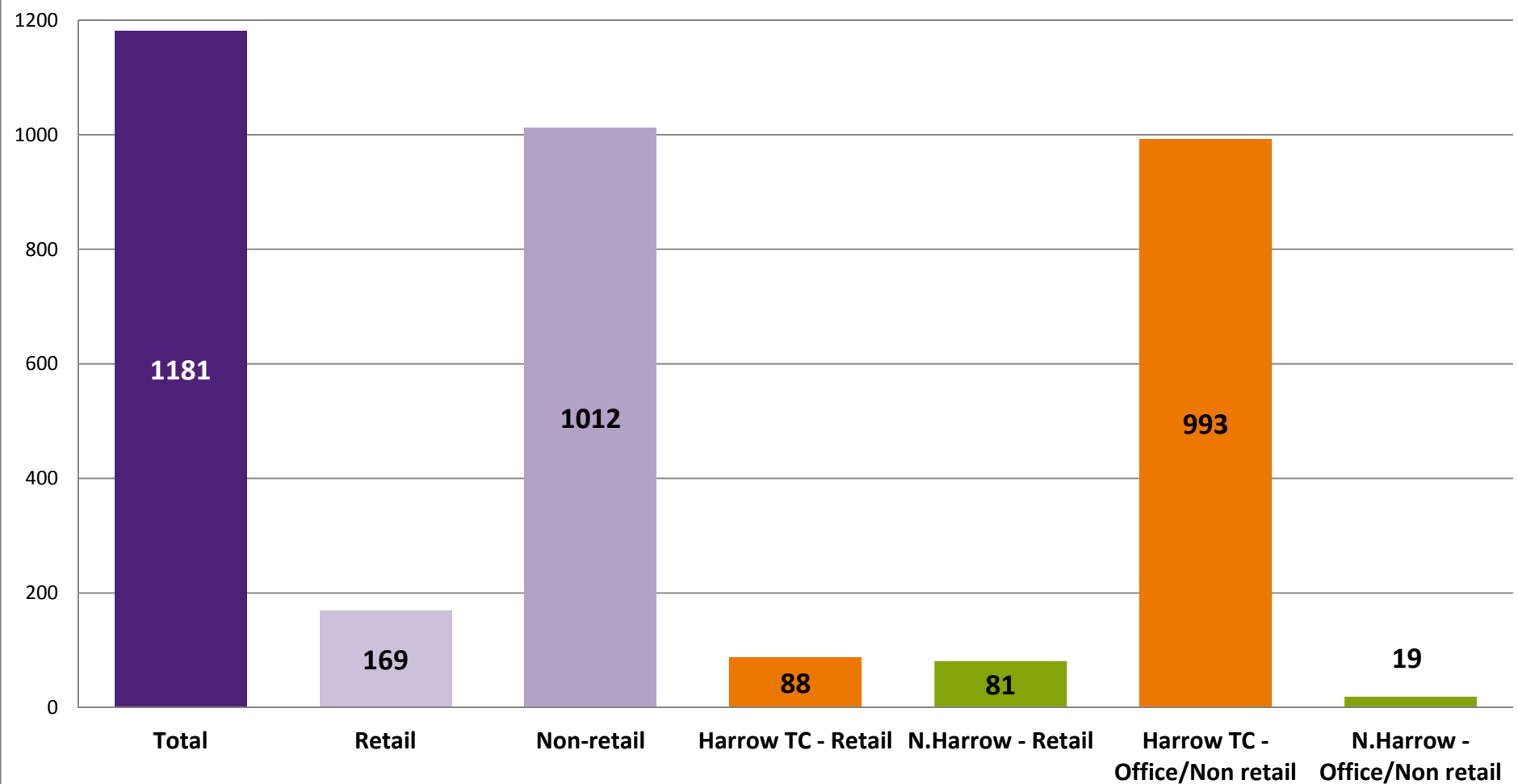
## Jobs created



## Office / Non retail jobs created, 2011-2013

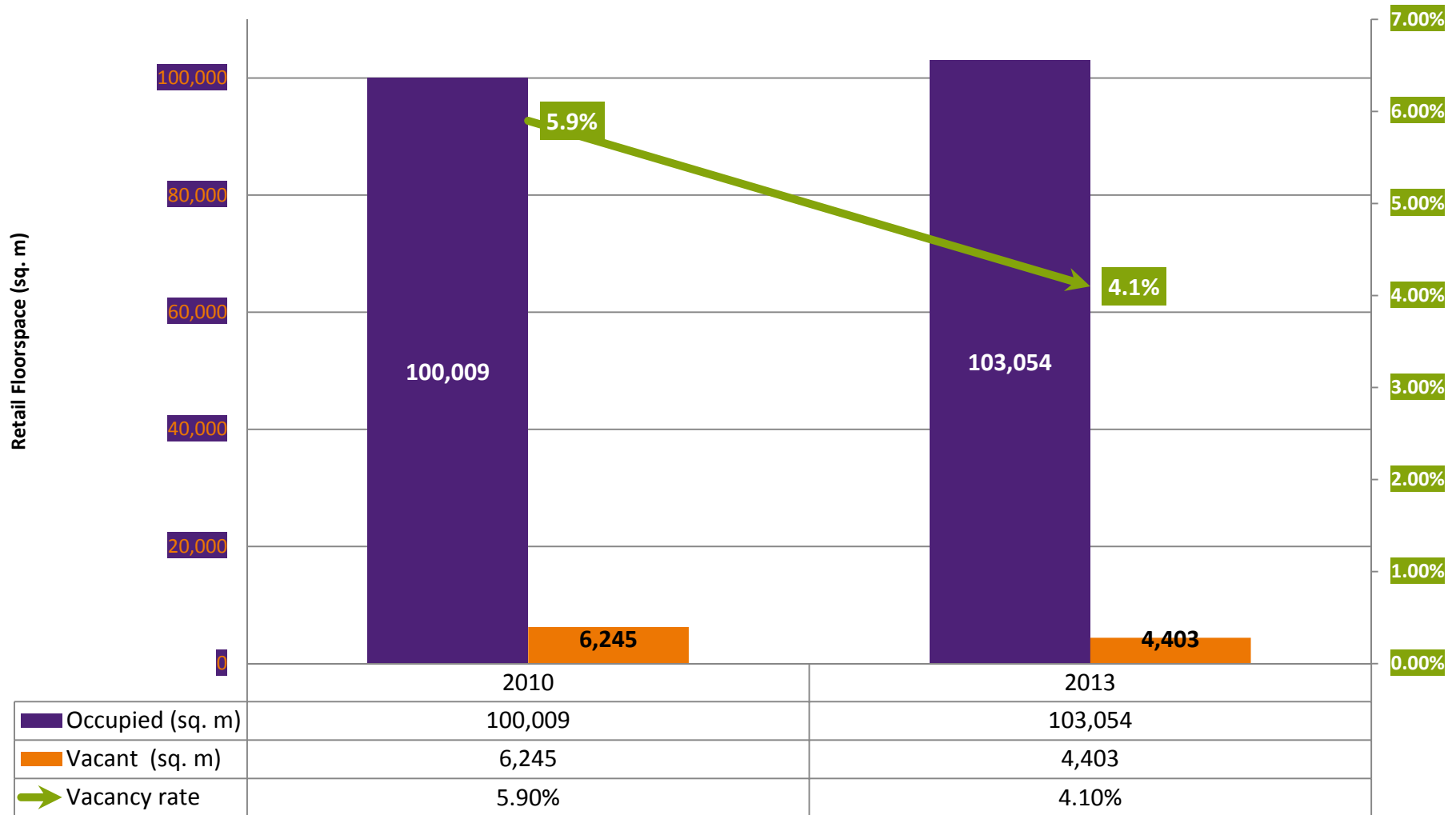


## Total jobs created

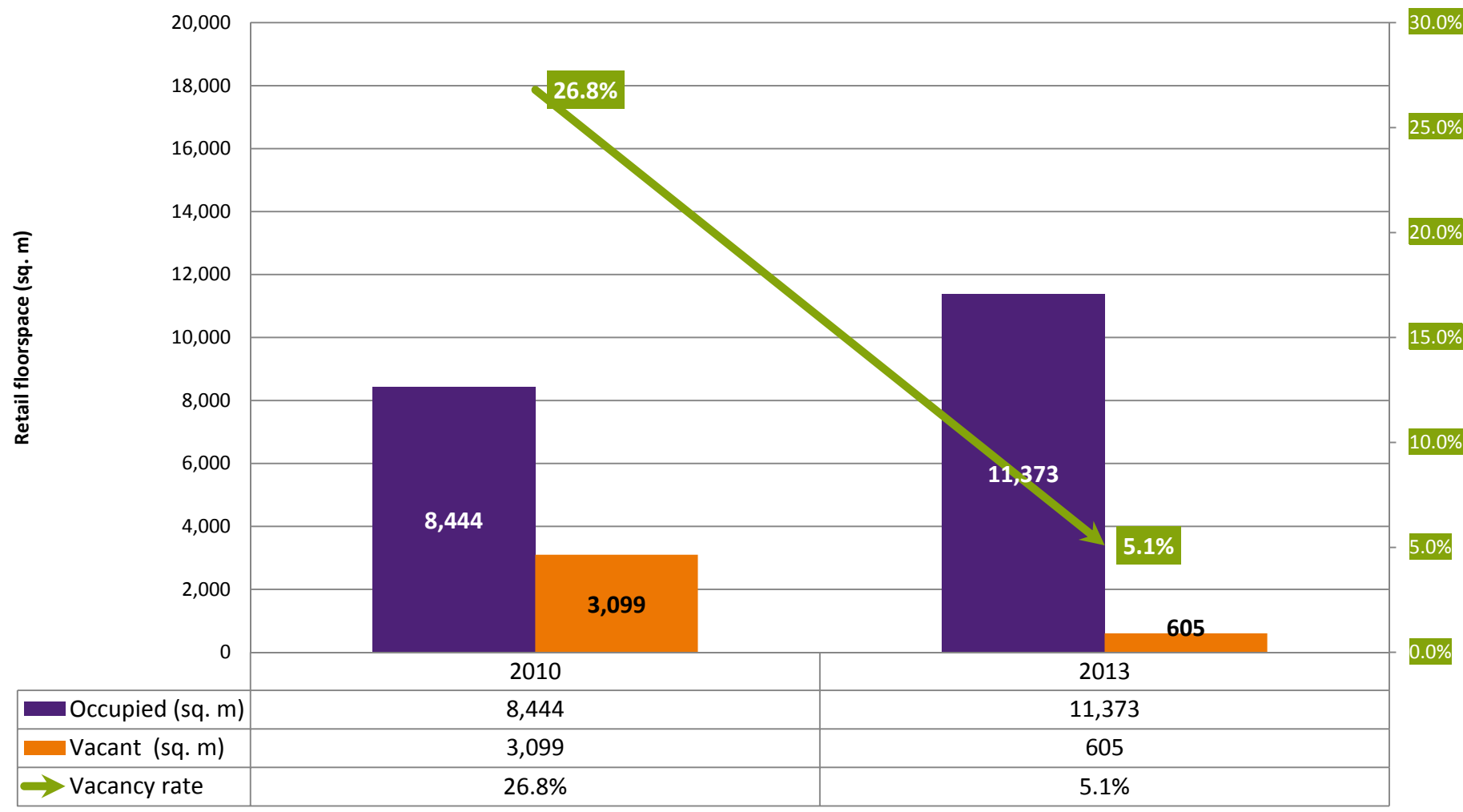


## Vacancy Rates

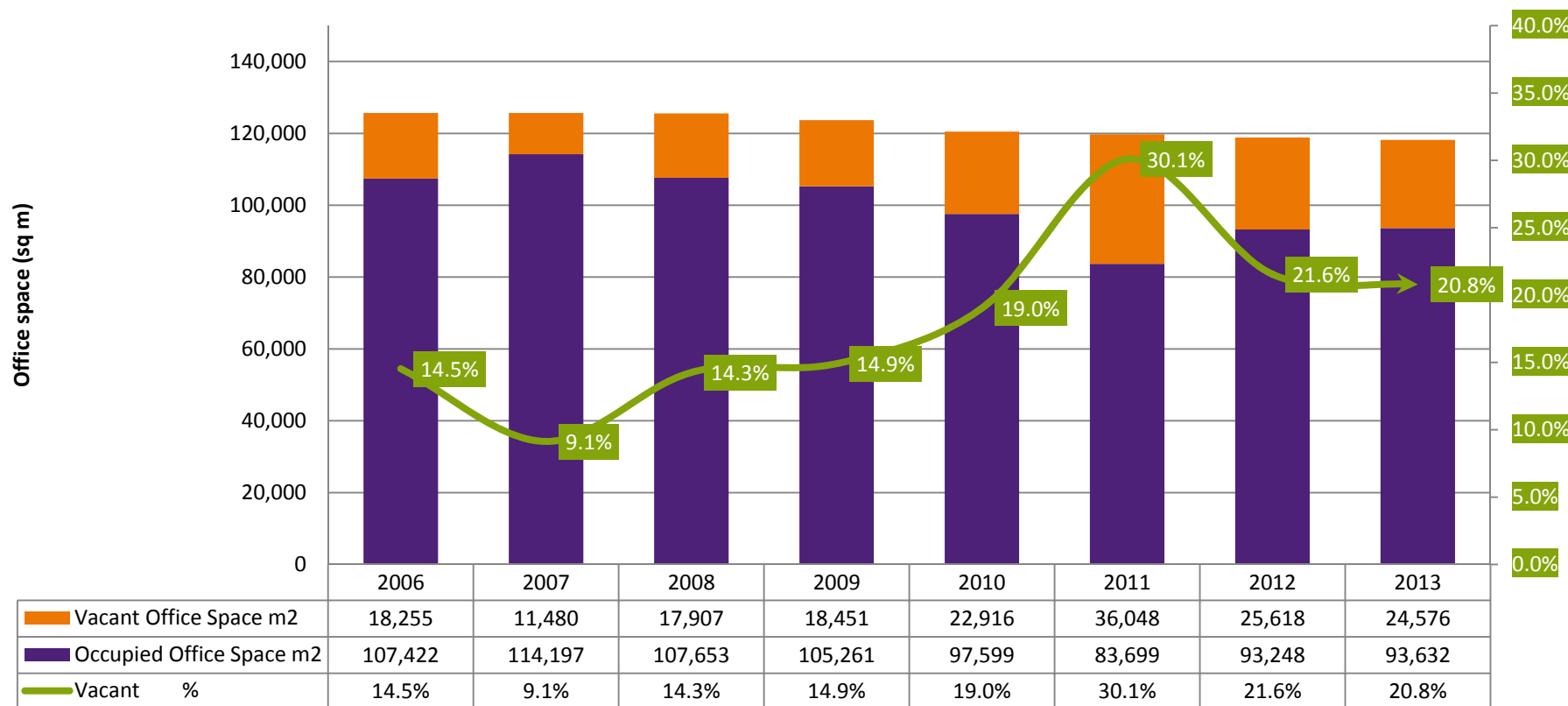
### Falling retail vacancy rate in Harrow TC, 2010-2013



## Falling retail vacancy rate in North Harrow, 2010-2013



## Office Space and Vacancy Rates in Harrow TC, 2006-2013



Lyon House and Equitable House both became vacant in 2011 which resulted in a large increase in the vacancy rate. However, they then took the walls off the building so it was no longer on the market and therefore the rate came back down in 2012.

Extract from the 2010/11 AMR. 'As with the borough as a whole, office floorspace within Harrow Town Centre had declined modestly in recent years from a relatively stable base in 2006 and 2007, but the level of vacancy has increased dramatically from just under 15% in 2009 to 30% in 2011. A significant part of this increase is as a result of Lyon House, Lyon Road (9,250 m<sup>2</sup>) becoming vacant during this monitoring period.'



## Wayfinding/signage improvements

(see map)

### OLF Wayfinding/signage improvements



11 new  
Legible  
London  
signs will be  
installed

## Events held / supported

OLF related Events held / supported	Date
Light garden installation	23/10/2011 and 09/11/2012
Festive lights installed	08/11/2011 and 09/11/2012 and 01/11/2013
Christmas shopping event 2011	15/12/2011
Banners of Faith	17/01/2012
Animated Film	14/02/2012
Food Festival	17/03/2012
Dance Festival	17/03/2012
Invest in Harrow Film	May 2012
28 day FM broadcast	05/12/2011
New website for Harrow (and North Harrow)	29/03/2011
Pop Up Art Gallery	15/01/2012 – 15/03/2012
56 job placements for young people	
6 specialist markets run	29/06/2012 – 30/06/2012, 23/11/2012 - 25/11/2012, 15/02/2013 – 17/02/2013, 16/03/2013, 24/10/2013 – 27/10/2013, 28/11/2013 - 01/12/2013
Showtime pre-Olympics event	02/08/2012
Harrow Song Festival	24/11/2012
St Patrick's Day festival	16/03/2013
Spincycle arts performance	28/09/2013
Harrow Christmas Party 2013	30/11/2013

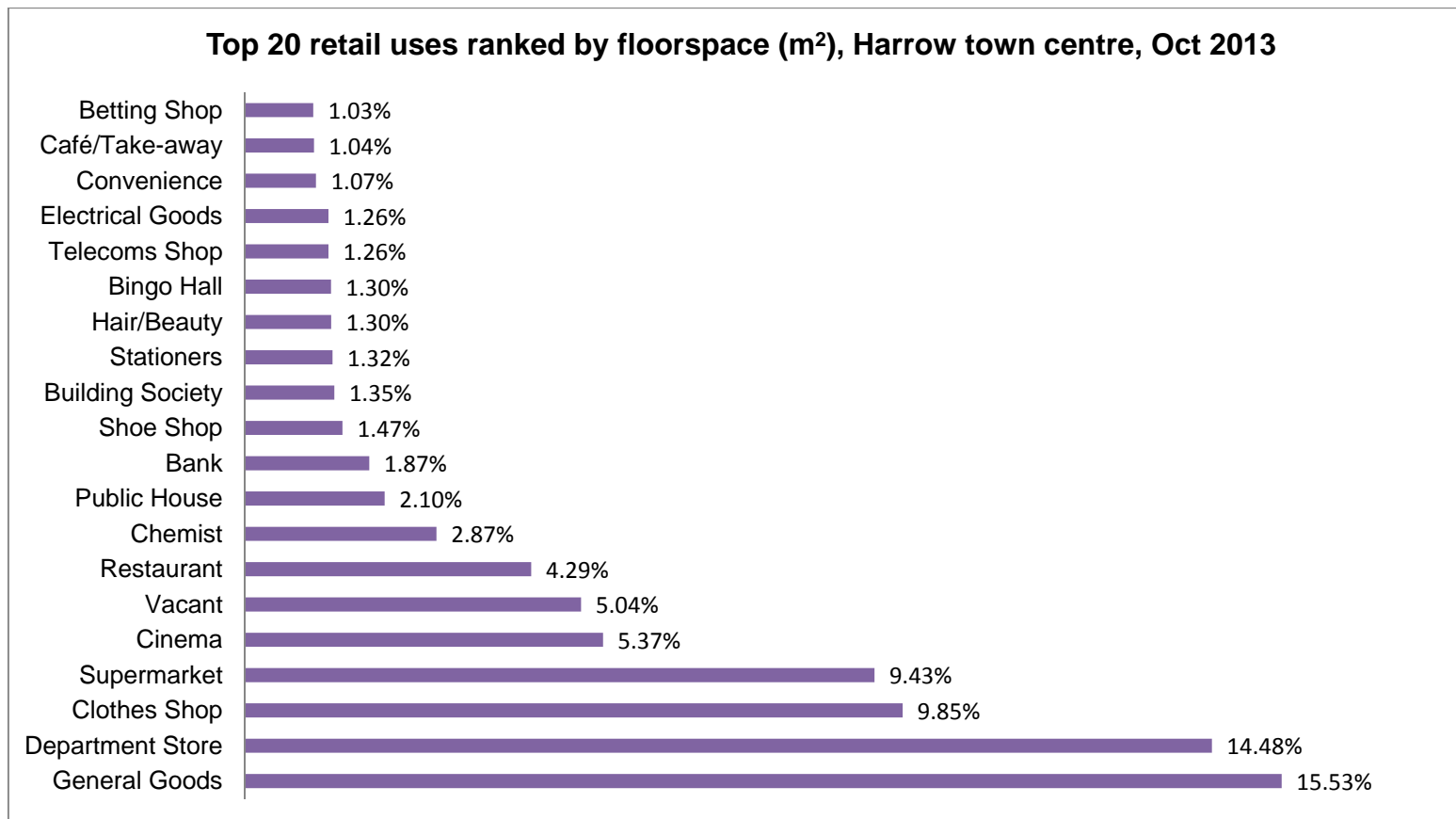
**Number of empty shops/buildings activated (pop ups)**

**Pop up art gallery visitors**  
**Average 524 per day, over 3 week period**



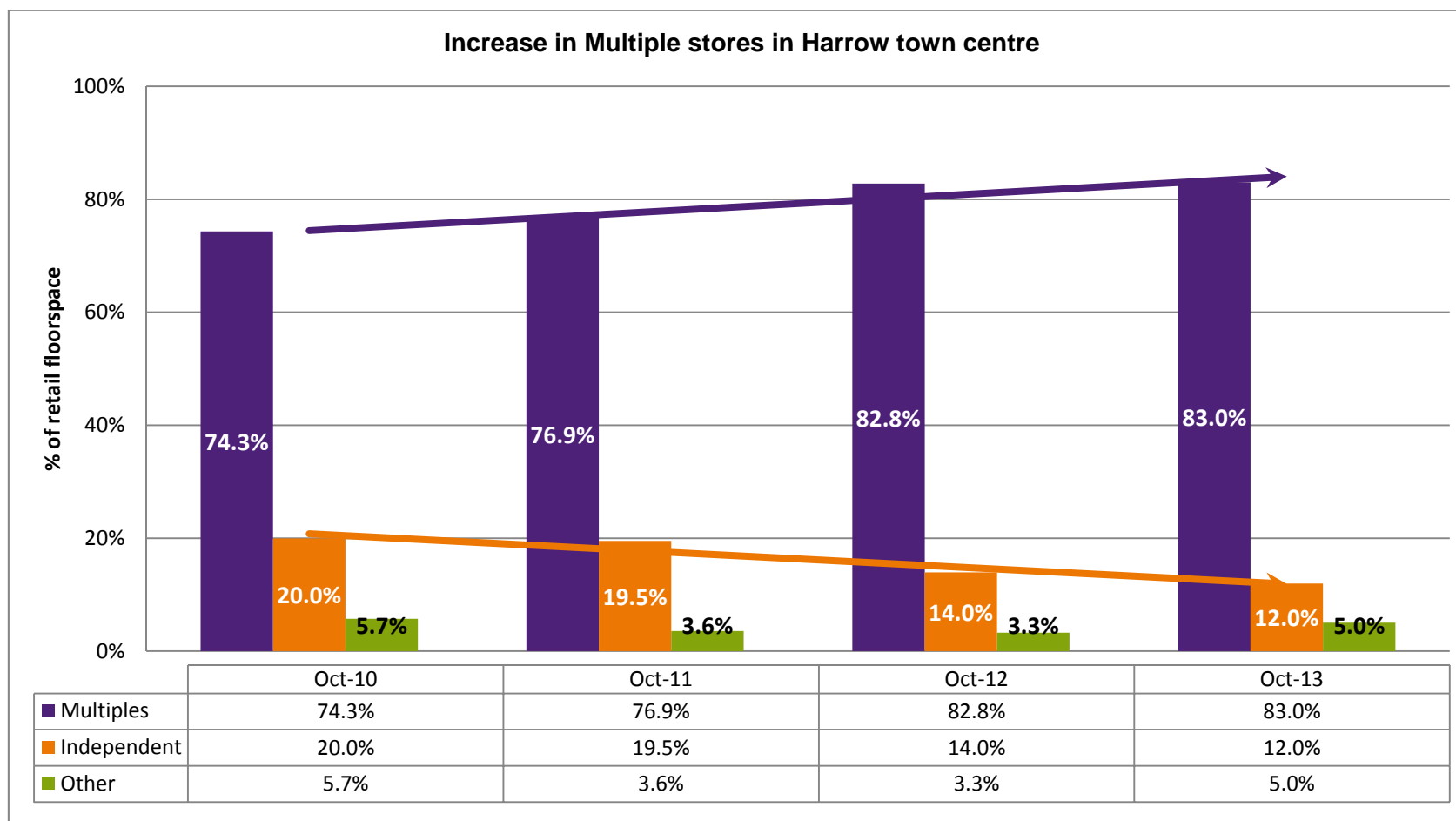
**11,390**  
**visitors to**  
**pop-up art**  
**gallery in 3**  
**week period**

## Characteristics of retail floorspace in Harrow town centre



- '**General goods**' accounts the biggest type of retail usage in Harrow TC (15.53%). These are dominated by large multiple's such as Argos, Wilkinsons, and M&S
- Harrow town centre has a large Debenhams **department store**, occupying 16,200m<sup>2</sup> of floorspace (14.5% of the town centre retail floorspace).
- In June 2013, supermarkets accounted for 6.6% of retail floorspace in the TC. This increased to 9.4% in Oct 2013, with the opening of a large Morrisons (3,458m<sup>2</sup>)

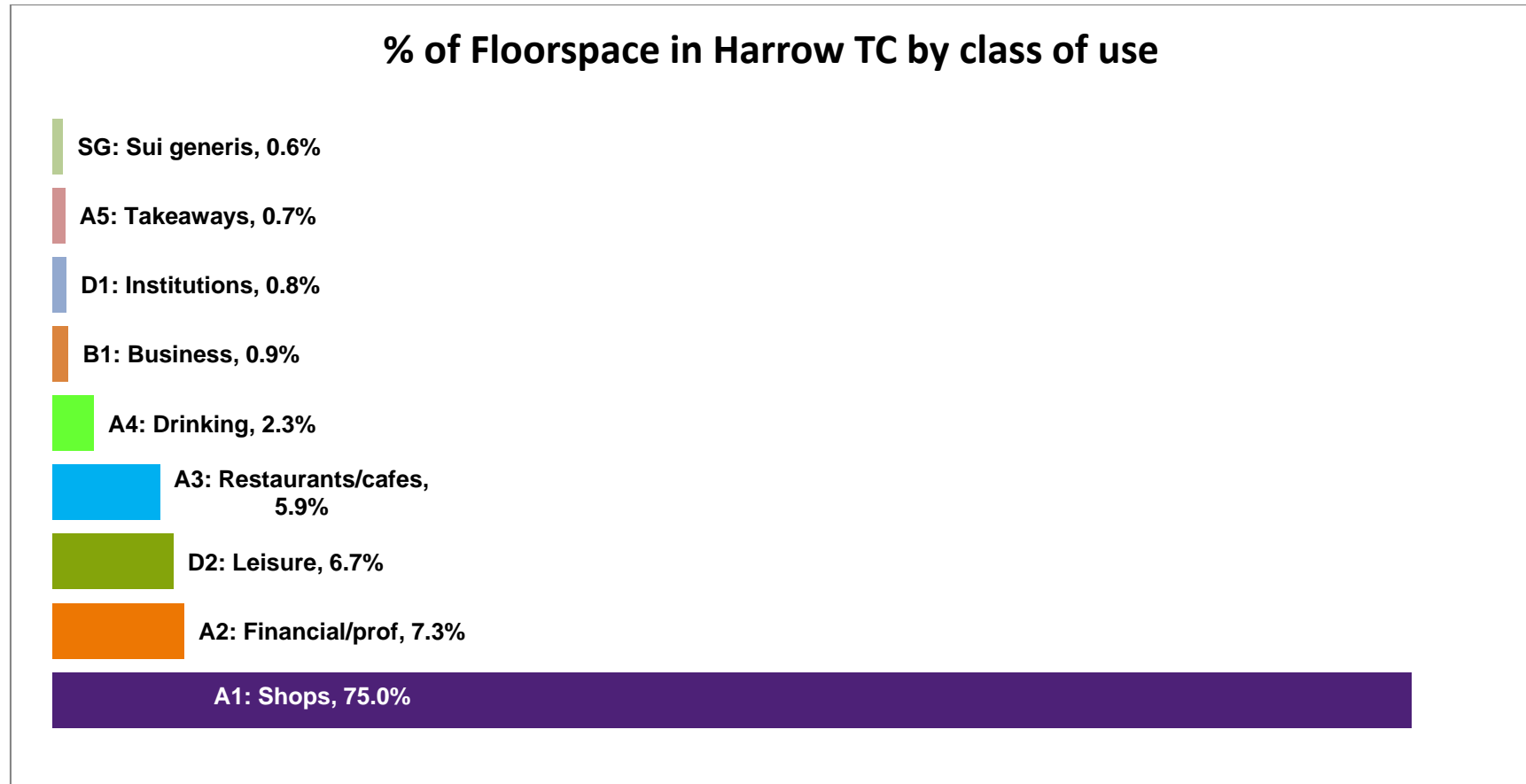
## Multiples vs. Independents in Harrow town centre



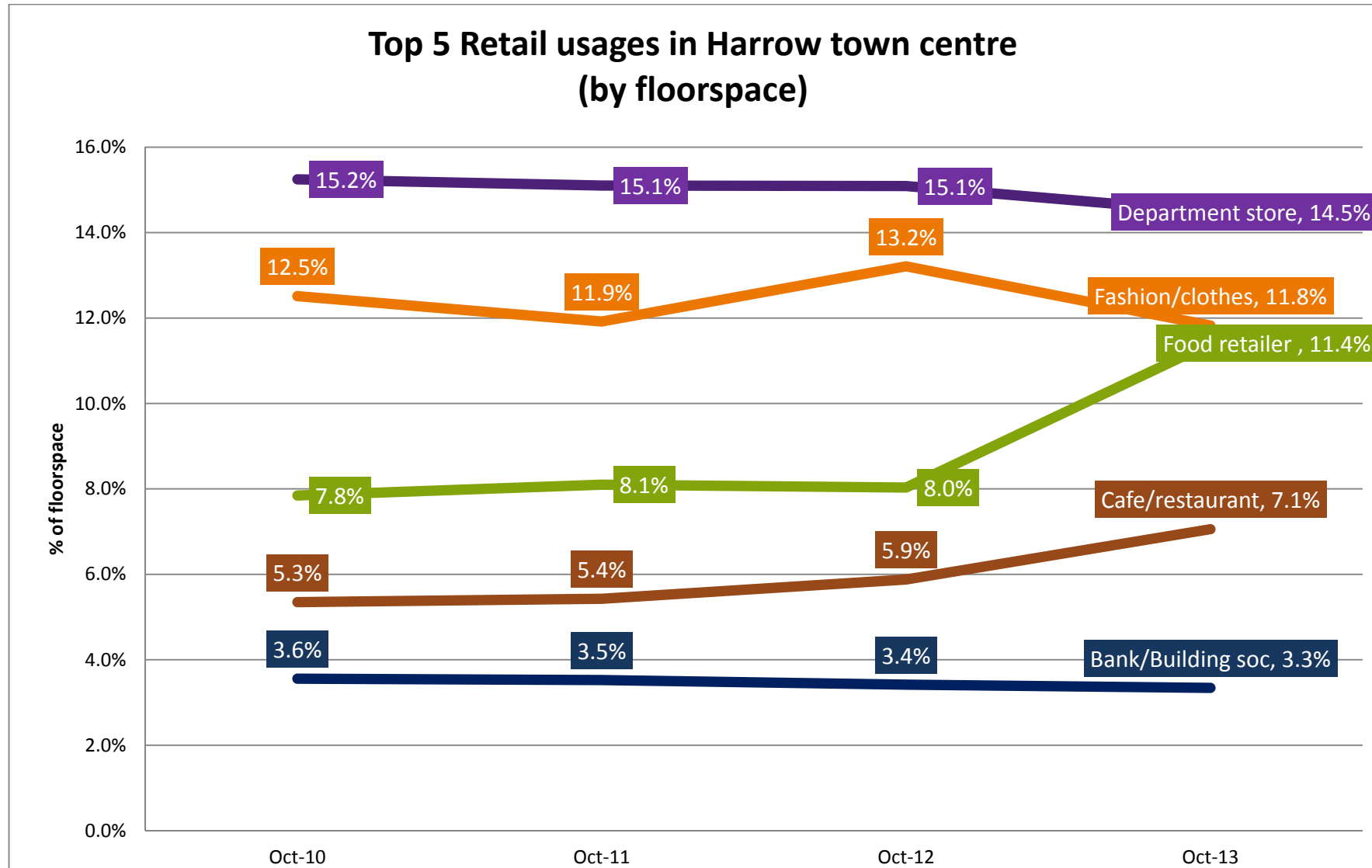
(Other = vacant, and 'information not known')

Harrow is dominated by multiple retailers. The number of multiple retailers have been steadily growing in Harrow town centre, whilst the number of independents is declining.

## Class of use



- Around 75% of all floorspace in Harrow town centre is designated A1 class of use; 'shops'.
- A3, A4 and A5 combined accounts for 8.9% of floorspace. This covers restaurants, cafes, drinking establishments and takeaways.
- Just over 7% of floorspace is designated A2 use; financial/professional. This includes financial services such as banks and building societies, estate and employment agencies.



## Area of public realm improved

### OLF Money – Havelock Place £182,300

- Realignment and repaving of the Havelock Place crossing of St Anns Road to match the St Anns Paving - 390m<sup>2</sup>
- Provision of new tactile paving the full width of St Anns Road either side of Havelock Place to denote the new shared surface.
- Provision on 4 new Pedestrian Zone signs at Havelock Place
- Resurfacing of the Havelock Place approaches to St Anns Road
- Partial funding of security measures to protect St Anns Road to accommodate the requirements of the Met Police
- New slot drainage to Havelock Place
- New footway surfacing in Havelock Place linking St Anns Road with bus stops in Greenhill Way
- Installation of 12 new cycle hoops

### Town Centre Regeneration - £3,250,000

- Pre publicity and community engagement over Town Centre development plans
- Regular newsletter during the development and construction phases to keep stakeholders up to date with progress.
- Regrading, strengthening and repaving of St Anns Road – 5,600m<sup>2</sup> (including Havelock Place)
- New hi specification LED lighting to St Anns Road
- New power supplies to trading areas to allow better use and opportunities for on street trading
- New seating along St Anns Road
- New litter and recycling bins
- Removal of the steps outside St Anns Shopping Centre to improve accessibility
- New security measures to protect St Anns Road to accommodate the requirements of the Met Police
- New access control measures and CCTV to enhance security and control vehicular access into and out of St Anns Road
- Installation of new surface water slot drainage to St Anns Road to improve water run off



## Area of public realm improved Cont...

- General decluttering of streetscene by removal of unnecessary signs and furniture around the Town Centre.
- Improved cycle parking provision in St Anns Road
- Improved disabled parking provision relocated to reduce traffic crossing St Anns Road on Havelock Place
- Improved loading facilities in Havelock Place and to the rear of St Anns shops East of Havelock Place
- New street trees along St Anns Road and Havelock Place
- Additional bus stands in Kymberley Road
- Improved access and egress to St Anns Shopping Centre car park
- Improved pedestrian routes along Clarendon road linking to bus and train stations including improved lighting
- Improved pedestrian routes to Town Centre, bus and train stations for pedestrians approaching from the West with new crossing points and raised tables.
- New intelligent real time car park information signage on main approaches to Harrow Town Centre
- Creation of additional disabled parking bays in Kymberley Road
- Improvement to existing and creation of additional Motorcycle parking bays in Kymberley Road
- Creation of additional cycle parking serving the Town Centre, bus and train stations in Clarendon Road.
- De-cluttering and updating of signage around the Town Centre