

Heart of Harrow Sitematch Presentation

10th February 2015

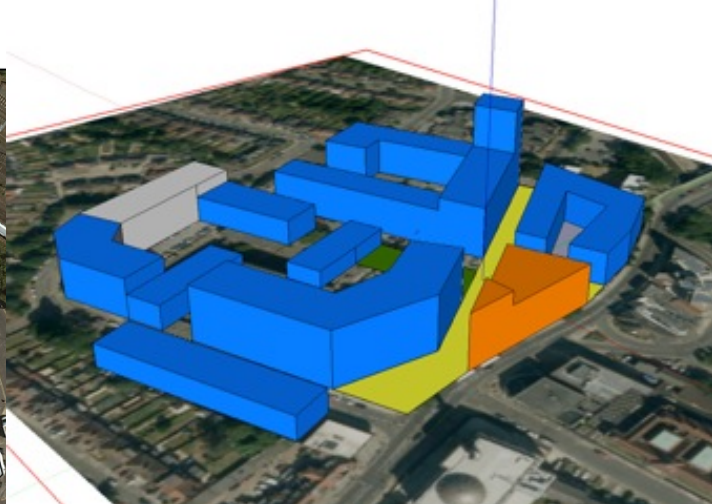


Housing Zone Bid Area



Council owned Sites

Civic Centre

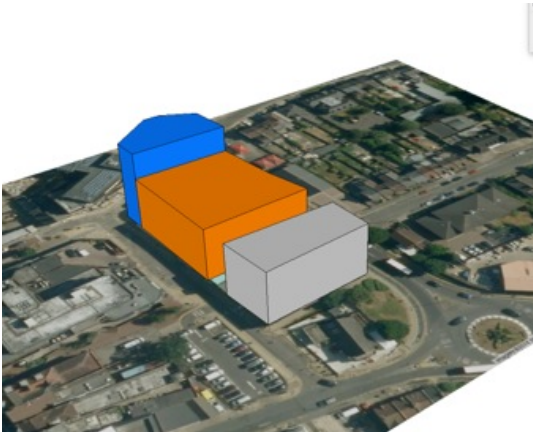


Greenhill Way Car Park



Other Council Development Sites

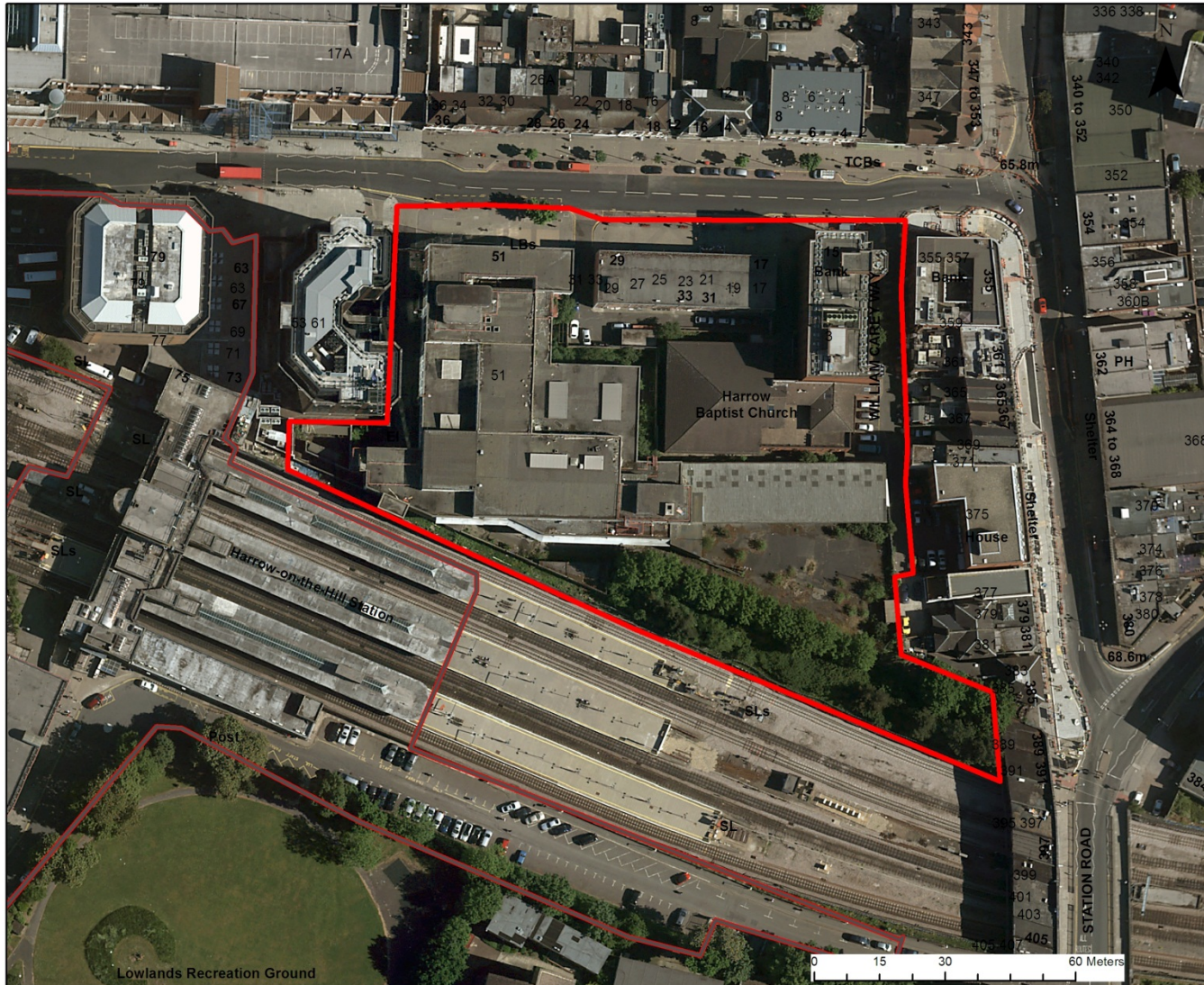
Wealdstone Sites - Peel House Car Park / Dellers / Travis Perkins



- Integrated development programme
- Feature in Housing Zone bid to GLA
- Civic Centre reprovided
- PRS delivery (600 homes)
- Civic Centre site
 - 500+ homes
 - New primary school
 - Public square
- Greenhill Way
 - New Civic Centre + Housing
 - Retail potential
- Peel House Car Park
 - Alternative Civic Centre
 - Housing

Hyde Group: Old Post Office

51 College Road



- Hyde Group
 - £282m turnover
 - 41,829 homes
- College Rd/Old Post Office
 - Hyde purchased Phase 1 site
 - Advanced pre-app stage
 - Comprehensive approach in AAP
 - College Road upgraded with new public square
 - New Central Library
 - Partnership with Church
 - 400+ homes
 - Food and drink quarter
 - Features in Housing Zone bid



Hyde/SOM Scheme



Origin Housing Schemes

Wealdstone Sites - Peel House Car Park / Dellers / Travis Perkins



Cumberland Hotel



- Origin Housing
 - £45m turnover
 - 5,840 homes
 - N London & Herts
- Wealdstone sites
 - Masterplanned approach
 - Palmerston Rd
 - Neighbouring Council sites
- Harrow Town Centre
 - Cumberland Hotel
 - Harrow TC regeneration
- Features in Housing Zone bid

- **Kodak/Harrow View**
 - First phase now being implemented
 - Wider scheme remodelled to increase density
 - Replanning 2015
 - 590 new homes 2nd phase
 - 1,000+ homes scheme
 - 1,230 jobs
 - New primary school



Key Features of our Housing Zone

- 1,670 additional/accelerated homes
- £30m+ package
- Comprehensive regeneration strategy – reinvesting in Harrow & Wealdstone centres
- Council-led transformation, centred on 3 major sites - committed to delivery
- Critical Hyde scheme also very advanced
- Origin portfolio of key sites
- Market absorption strategy
 - Market sale + PRS
 - Affordable for rent and SO
 - Retirement and supported housing
- Political commitment, Council resources and policy framework all aligned
 - Cabinet led + Regeneration Board
 - Opportunity Area with AAP in place
 - £1.75Bn+ programme approved Dec 2014
 - Can do planning culture

