

# GOOD GROWTH FUND

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Expression of Interest form

# GENERAL INFORMATION

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All sections of the form do not need to be completed for an application to be accepted. If we are requesting information you do not currently have access to or understand then don't worry, we will still read your submission. If you are unable to respond to any sections please indicate this with N/A and add an explanation as to why this information cannot be provided.

Applications that are not presented in this template will not be considered.

Where the response provided exceeds the stated word limit, information beyond the maximum word count will not be considered.

Additional information in support of your proposal will be considered , this may be information which helps us to understand your project better or which supports a specific aspect of the proposal (for example evidence of demand, need or support). Supporting information may be documents (e.g. survey results, user-centred research, soft market testing, feasibility studies), but may also be in other media formats, including images, videos, links to information on the internet or social media, a Twitter poll or Facebook page . You will not be penalised if this is not included as it will not form part of our scoring assessment.

Completed Expression of Interest forms and supporting documentation should be submitted in electronic format (in both word and PDF format) by email to [goodgrowthfund@london.gov.uk](mailto:goodgrowthfund@london.gov.uk) by 4pm on 04 September 2017.

Feedback cannot be provided on drafts of your application but if you have any queries about how to complete your form please email your query to [goodgrowthfund@london.gov.uk](mailto:goodgrowthfund@london.gov.uk). Please note the last possible date to do this is 28 August 2017

# SECTION 1: CONTACT INFORMATION

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**Name of organisation:**

Harrow Council

**Applicant contact name:**

[REDACTED]

**Applicant contact email:**

[REDACTED]@harrow.gov.uk

**Lead organisation name:**

Harrow Council

**Lead organisation address:**

Economic Development, Civic Centre, Station Road, Harrow HA1 2XY

**Lead form of lead delivery organisation**

Public Sector body ☒ Charity ☐ CIC ☒ Cooperative ☐ Limited Company ☐ Unincorporated organisation ☐  
Other ☐

If 'Other' Please explain further

**Registered company or charity number** (if relevant): *Click here to enter text.*

**Project Address** (if different from applicant):

Civic Centre, Station Rd, Harrow, HA1 2XY

**Please indicate other participating organisations and the nature of their support for the project:**

Harrow Council has developed a network of business support providers and agencies that work with businesses in the borough. These include the following organisations with an outline of the support they will provide for the project:

- London Business Partnership will refer people as potential tenants and provide mentoring support.
- Meanwhile Space will identify tenants and provide potential business support
- Harrow College will use their Construction Skills Centre on the site to train people for work on Harrow's regeneration sites.
- The local bank business branches respectively of Barclays Bank and Nat West Bank, work with the council to fund business support initiatives.
- Your Business Community will provide business support.
- The University of Westminster will provide added value through its Creative Agency, Accelerator Programme, and Creative Hack. The Agency can provide skills development support to businesses, the Accelerator programme prepares graduates for self employment and will provide a source of potential tenants, and Hack provides an opportunity for 72 hour intensive collaboration between students and businesses to develop digital solutions to issues.
- The Young Harrow Foundation will work with the Council to deliver the programming for the Youth charity and training spaces and will lead on engagement with local charities and young people.

**How will the project be managed? If you will you need to bring in additional resources to deliver the project please describe these arrangements?**

The strategic leadership and ultimate decision making for Harrow's Good Growth Funded Programme sits with the council's Regeneration Board, which includes the Leader and Portfolio Holders for Finance, Environment, Enterprise Planning and Regeneration, Housing, the Chief Executive, Finance Director and Planning and Regeneration Divisional Director.

Below that board will sit an operational board which includes the GLA Senior Regeneration Manager, and senior council managers from Economic Development, Regeneration, Finance and Commissioning and Commercial Services. Progress on all council programmes are monitored at monthly meetings with the Portfolio Holder and 6 weekly Regeneration Board meetings.

The council's Economic Development Officer (Place) will programme manage our Good Growth projects. He has managed the High Street Fund project and is currently managing the London Regeneration Fund project. The council will tender for a provider to implement the development of the Wealdstone Platform project. Once built, the appointed contractor(s) will be responsible for the management of the

workspace including leases, rent collection, and facilities management at Wealdstone Platform.

The Council's Corporate Estate team will be responsible for managing leases, rent collection and the provision repairs and facilities management at the Depot element of the Development. The council's Economic Development team will manage the provision of business support.

Approval to tender for work is submitted to a Divisional Procurement and Contracts Board and the final decision is submitted to the council's Commercial and Contracting Board. The GLA's Senior Regeneration Project Officer is part of the tender process and a key member of panels to select contractors.

**Are you related to or do you have any contact with any elected GLA officials or members of our staff?** Yes ☐ No ☒

**If yes, please tell us about your relationship with them and their name (or names) and which team they work in:**

*Click here to enter text.*

**Are you submitting more than one application to GGF? If yes, please list all of your other applications in your order of priority:**

1. Lyon Road Pop Up Restaurant and Square
2. Wealdstone Workspace
3. Vaughan Road Voluntary Sector Hub

# SECTION 2: PROJECT DESCRIPTION AND DETAILS

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## Project title

Wealdstone Workspace

## Project aim

Our project aims to:

- provide affordable workspace in Wealdstone within the Heart of Harrow Opportunity Area,
- mitigate workspace lost as a result of permitted development and the conversion of occupied offices to residential (up to 3,000 jobs),
- replace jobs lost through decades long decline in the manufacturing industry (6,100 jobs with the loss of Kodak, Colart, Whitefriars Glass, Hamilton Brushes)
- meet the demand for new workspace identified in Harrow Economic Development Needs Assessment,
- provide a revenue stream for the on-going provision of business support to tenants, developing their skills and capacity to grow their businesses
- provide community training space for youth projects to provide progression routes into jobs and employment, in a ward with the highest incidence of poverty affecting children, the greatest perception of crime and anti-social behaviour.
- provide start up incubation retail space for new businesses, allowing them to test ideas, and not risk their capital
- to bring vitality and life to Wealdstone district centre, addressing concerns about crime,
- ensure that our regeneration programme does not price start ups out of the High Street
- provide hubs for a group of stakeholders to drive forward economic growth and innovation, these include the University of Westminster, Harrow and Uxbridge College, Harrow Business to Business Mentoring programme, and VCS.

The project will build on the lessons we have learned through the development of:

- the Stanmore Business Innovation Centre, which was created through Section 106 Agreement and provides incubation, and move on space for new and growing businesses.
- Harrow's New Homes Bonus (NHB) Meanwhile Space project which successfully provided incubation space for retail and office use in Wealdstone and Rayners Lane
- Harrow's NHB Business to Business Mentoring project which has seen half of its mentees benefit from business growth (increased turnover and or recruiting new staff – job creation)
- the creation and letting of 14 new affordable artists studios at the former Colart / Winsor and Newton Factory through our London Regeneration Fund

The central issue is that incubation space is just cheap space unless it includes tailored support to businesses. The Meanwhile Space project, gave entrepreneurs the opportunity to test whether “bricks and mortar” was the right sales vehicle for them, without tying them up to long leases and risking their capital.

In delivering our objectives to provide business support and skills provision, affordable workspace, new retail/food and community workspace in Wealdstone, our project directly links with the Growing Prosperity theme of the Good Growth Fund. The proposals will benefit London's diverse business base, economic assets and local economies. It will tackle barriers to businesses starting and scaling up by providing affordable business space that is accessible to the whole community.

## Project summary

Our project has two workspace initiatives

1. The Depot Initiative- will create affordable office space and workshops as part of the £24.5m redevelopment of Harrow Council's depot.
2. The Wealdstone Platform initiative will provide new incubation space for retail, food businesses and space for community use for youth provision, in Wealdstone District Centre.

We will build on the lessons from Stanmore Business Innovation Centre, and from our NHB projects to develop business support provision for tenants. The council's Economic Development team will promote workspace through its monthly business newsletter (2,500 subscribers), letters to every new Harrow based business registering at Company House, business events ( 900 attendees 2016/17), the Enterprising Harrow Group (University of Westminster, 2 FE Colleges, Job Centre Plus, West London Business), 7 business membership groups, and local & the local Institute of Chartered Accountants.

Space will be for start ups and new businesses (< 5 years). Business support / workspace operator(s) will provide a business diagnostic to identify tenant's training and development needs.

The University of Westminster's Creative Agency can provide skills training to businesses, its Accelerator programme offers potential tenants, and its "Hack" provides 72 hour intensive collaboration between students and businesses to develop digital solutions to solve their current issues

**The Depot** the operational base for the Council and local businesses, has a mixture of workshops and office blocks and is 10 minutes from Wealdstone High Street. It will benefit from £24.5m redevelopment to consolidate existing services. Good Growth Funding will be used to create additional affordable workspace including business support.

Due to the site's location, surrounded by light industrial uses, small scale workshops and offices are proposed. The provision of an existing commercial catering facility on the depot, will provide an opportunity for small scale food production, with products sold at Wealdstone Platform (see below). The site is home to Harrow and Uxbridge College's Construction Skills Centre, so there will be opportunities for students to progress onto placements, and apprenticeships in the construction phase of the depot development. The council has engaged architects, and a planning application will be submitted in October, a business case has been produced for the workspace.

**Wealdstone Platform** consists of public realm improvements to the Harrow and Wealdstone Station forecourt and the adjacent green space with lightweight kiosks.: The kiosks will house:

- training/careers advice , and training space for a local youth charity;
- start-up units for food/retail businesses

Potential tenants wishing to use the retail and café space at Wealdstone Platform will be required to provide a business plan and business pitches. We



have identified how social enterprises could sell their products from Wealdstone Platform. These include the sale of furniture made by young people at our LRF funded Wealdstone Youth Workshop, and also furniture made by residents with mental health issues at the council's Wiseworks centre.

This project is at the concept stage, a detailed business case will be worked up. Subject to the results of this EOI, a contractor will be sought through a tender process for a combined design, build and management approach. This project will "Secure and Create Workspace", revenue streams from the rental income which will be ploughed into business support and advice to "Back Small Business". We will "Drive Innovation" for Harrow businesses through our business to business mentoring programme, and operational links with our business support partners, the University of Westminster and newly merged Harrow and Uxbridge College

## SECTION 2A: FUNDING

The Good Growth Fund will expect to fund up to 50 per cent of the total project value, with the remainder covered by match funding. Applicants should be aware that the majority of the available funding is capital funds, so we would encourage revenue elements of projects to be funded via match. European Social Fund revenue grant funds are available for projects which will be co-commissioned with the GLA and will deliver employability and skills outcomes.

**What is the start date of your project?**

2018

**What is the end date of your project?**

Lifespan: 10 to 15 years minimum

**Total project cost (including match funding)**

£8,613,266

**Funding requested from Good Growth Fund**

Please specify which type(s) of funding you are interested in applying for, and if possible the specific amounts

Types of Good Growth Funding available (please tick if interested)	Amount (£,000)
Capital Grant <input checked="" type="checkbox"/>	£2,794,766

	(£1,651,344 for Platform project) (£1,143,422 Depot project)
Repayable Grant (Loan) <input type="checkbox"/> (covered by rental income over ten year period)	
European Social Fund <input type="checkbox"/>	
Total	£2,794,766

In addition to the above funding options, the Crowdfund London programme offers small-scale grants in the form of pledges towards crowdfunding campaigns by organisations or partnerships seeking to raise funding for community-led projects. For further detail on this fund and whether it is suited to your project, please see [<https://www.london.gov.uk/what-we-do/regeneration/funding-opportunities/crowdfund-london>].

#### Have you secured any match funding?

Please indicate the amount and whether the funding has already been committed to the project, has been requested or is your realistic estimate of what might be secured

Source of Funding	Amount (£,000)	Committed, Requested, or Estimate
Harrow Depot	£5,548,500	Committed
Harrow & Wealdstone TfL Liveable Neighbourhood	TBC	Requested
Section 106- Kodak development for public realm improvements between station and new development.	£270,000	Committed
<b>Total</b>	£5,818,500	Committed

The match-funding of £5,548,500 relates to the build costs for the new offices and workshops, part of which will be allocated for this project.

**If possible, please outline clear and achievable milestones that will constitute delivery (preparation, construction, operation etc.), when you forecast them to occur, and the amounts of funding associated to them**

Milestone/description of activity	When will the activity take place?	Budget forecast
<b>Wealdstone Platform</b>		
Develop design team brief	Q1 2018/19	
Procurement of design team	Q2 2018/19	
RIBA Stage 1 Completed	Q3 2018/19	£20,000
RIBA Stages 2 Completed	Q4 2018/19	£33,000
RIBA Stages 3 Completed	Q1 2019/20	£46,000

RIBA Stages 4 Completed	Q2 2019/20	£33,000
RIBA Stage 5	Q3 2019/20	
RIBA Stage 6 Completed	Q4 2019/20	£1,657,344
RIBA Stage 7	Q1 2020/21 – Q4 2021/22	£132,000
<i>Subtotal for 2018/19</i>		£53,000 (GLA funding - £53,000)
<i>Subtotal for 2019/20</i>		£1,736,344 (GLA funding - £1,466,344)
<i>Subtotal for 2020/21</i>		£66,000 (GLA funding - £66,000)
<i>Subtotal for 2021/22</i>		£66,000 (GLA funding - £66,000)
<i>Total</i>		£1,921,344 (GLA funding - £1,651,344)

Milestone/description of activity	When will the activity take place?	Budget forecast
<b>Harrow Depot</b>		
Temporary Building Planning Application	Submitted July 2017	
Masterplan design and planning preparation	August 2017 – October 2017	
Masterplan Planning Application	October 2017	
Enabling works for temporary accommodation	October 2017 – November 2017	
Install temporary accommodation	November 2017 – January 2018	
Decant from existing building to temporary	Commence Feb 18	
Demolition of units 1,2 6 and 7	May 2018 – July 2018	
Construction of new build office, workshop and welfare facilities	July 2018 – January 2020	£6,691,922
Procurement of business support providers. Start of marketing of space to new businesses	January 2020 - February 2020	
First business tenants move in leasing of properties	March 2020	
<i>Subtotal for 2018/19</i>		£2,000,000
<i>Subtotal for 2019/20</i>		£4,691,922 (GLA funding - £1,143,422)
<i>Subtotal for 2020/21</i>		
<i>Subtotal for 2021/22</i>		
<i>Total</i>		£6,691,922 (GLA funding - £1,143,422)



# SECTION 3: DEMAND AND SUPPORT

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Applicants should outline why the proposed actions represent good value for money, and knowledge or awareness of any complimentary projects which will bring strategic added value to their proposal, and provide an estimate of potential outputs and outcomes

**What local engagement has been undertaken so far and how can you evidence demand or need for your project? If you can, please attach or provide links to any evidence of this, including local support that might exist (e.g. letters of support, a Twitter poll, Facebook page, user-centred research). If possible, describe if the project complements any other initiatives and if possible demonstrate any strategic advantages?**

Local engagement has been extensive:-

The Economic Development Needs Assessment (EDNA) completed in 2017 included extensive surveys of local businesses, and workshops with local commercial agents. Feedback from businesses and agents evidenced a high demand for work space.

Interviews with participants on the Meanwhile Space project demonstrated a demand for incubator retail space linked to business support.

Conversations and feedback received from the council's business support and networking events (29 events attended by over 900 residents, entrepreneurs and businesses in 2016/17), found the need for business support and access to workspace was a key concern. This is reflected in ad hoc communications from businesses complaining to the economic development service that as a result of Permitted Development they have to leave their premises and seek advise on alternative space.

Feedback from our Strategic Partnership division highlights that voluntary groups are being priced out of accommodation by rising rent level at a time when grant income is declining. The provision of affordable office space would be welcome.

The Harrow-based Food Club ([www.foodclub.org](http://www.foodclub.org)), a self-help initiative for companies in, or supplying, the food industry, notes Harrow has a desperate shortage of 500 sq ft units for small manufacturing units particularly kitchens for food manufacturing sector.

The project also links to the Council's strategic approach to the provision of "affordable" workspace across the Borough. The aim of this approach is to provide a range of workspace that meets the needs of the borough's diverse business base.

In July, we held a workshop on the Good Growth Fund with businesses, business membership groups, voluntary sector groups and local community champions to help build our proposals. We have been in constant dialogue to develop that bid. That dialogue has included the use of Twitter and Facebook to promote our proposals.

In addition we have solicited the views of over 2,500 businesses that receive the council's Business Newsletter and via the council's Twitter and Facebook pages.

The project complements and adds value to the following

- Harrow Regeneration Strategy, by increasing the quantum of affordable workspace, strengthening Wealdstone district centre, creating jobs, promoting business growth and increasing footfall and spend in Wealdstone.
- Harrow's ambitions to develop its food sector, making it easier to set up and grown a business and promoting and marketing Harrow as a food destination.
- Enhancing operational links with the University of Westminster, and Harrow and Uxbridge College, who can drive up business innovation and provide referrals for workspace.

Feedback from our celebration of the Business to Business Mentoring programme reflected a strong demand for business support initiatives. Half of the 140 mentees reported business growth as a result of the project. In response, we have developed a project which will generate sufficient rental income to (after overheads) reinvest in funding initiatives that grow the skills of businesses.

Feedback from consultation events for our Wealdstone Regeneration projects (new Civic Centre) highlighted high perceptions of crime and the need to support young people into training and employment. In direct response to this, we have included workspace for VCS groups working to reduce gang activity and support young people into training and employment.

### **What stage are you at in the development of your project**

Concept ☐ Feasibility/Research ☐ Business case completed ☐ Procurement ☐ Planning submitted ☐ Planning approved ☐ Ready to deliver ☐ Other ☒ If 'Other' Please explain further

For Wealdstone Platform, we are at the Feasibility / Research phase.

For Harrow Depot, a planning application has already been submitted for the temporary accommodation. The Masterplan for the wider scheme is currently being finalised with a view to submitting a planning application in October 2017.

# SECTION 3A: OUTPUTS AND OUTCOMES

Please indicate appropriate outputs and outcomes to quantify the level of impact your project will have, and describe how your project will lead to them. Please use page twenty of the prospectus, and the suggested metrics included below as a prompt (these are merely an initial indication of priorities to help applicants and by no way definitive). We understand that figures will be estimates at this stage, but please make them as realistic as you can, and projects in the development stage which do not have access to this information should not be discouraged from applying. As the Good Growth Fund develops, we will encourage our delivery partners to set objectives against a number of different indices which we will monitor and evaluate during the lifetime of their projects.

Output or outcome measure	Definition	Target
New jobs being created	New - should not have existed in the London borough or the employer before the intervention. Permanent - should have a life expectancy of at least 26 wks. FTE - 35hrs or more per wk.	TOTAL: 225 over 10 years  Wealdstone Station Workspace: 150 jobs  Harrow Depot 75 jobs:
Public Realm improvements (m2)	Improved: significant improvement in the quality of the built environment through improved use of space, urban design and improved quality of materials used. Could be linked to measurement of time savings, reductions in road safety incidents, increased perception etc. New: space which was previously not for public use which is transformed into pavement, road, street furniture & park area.	1103
New or improved commercial/ business space (m2)	New or upgraded: new buildings constructed as part of the project, refurbished, improved or adapted for productive use as part of the project. Improved: Actual floor space or potential market value has been increased by some physical improvement	TOTAL: 977sqm 440 Wealdstone Platform  Depot: 537sqm, of which 150 sq m new workshop space and 387sq m new office space
Number of vacant units brought back into use	A unit is considered vacant if it has not been occupied for over 6 months. Re-occupation should be by a non-residential use.  Temporary: re-occupation for at least 1 month, but less than 6 months.  Permanent: re-occupation for at least 6 months.	n/a
Increase in business turnover	Increased financial turnover can be defined as the	50% of businesses to



	volume of a business output in terms of profits over a given number of years or period of time	report increased turnover after 12 months, based on experience from our Harrow business to business mentoring project.
<b>Increase in visitor satisfaction</b>	Increase in visitor satisfaction in the target area over agreed period.	
<b>Increase in footfall</b>	Also known as People Counting or Shopper Counting, as the measurement of the number of people entering passing a certain location or entering a shop or shopping mall. An increase in footfall is measure from the baseline position over a period of time compared to another survey after an expected change or trend has taken place.	3% Will be monitored using annual pedestrian count.
<b>Entry into employment</b>	New – A London resident who was economically inactive, unemployed or NEET (Not in Education, Training or Employment) before the intervention, accesses employment as a result of the support received. Permanent - should have a life expectancy of at least 26 wks.	Young people into employment, education or training to be confirmed through tender process for youth charity
<b>Sustained Employment</b>	New – A person who has already achieved an Entry into Employment via the intervention remains in work for at least 26 weeks out of 32.	Same as above
<b>Progression in Work</b>	New – A London resident in low-skilled or low-paid employment achieves an uplift in their employment status as a result of the support received. Examples of an uplift include a promotion, a pay rise or additional hours.	As above
<b>People supported</b>	New – A London resident actively participates in the project. This may be as a member, user, volunteer, participant, or beneficiary.	As above
<b>[insert output]</b>		

**Please include a brief description here of how each output measure relates to the overall project**

This project will deliver a total of 225 new jobs across both sites,

977 sq m of new workspace in a mix of office, retail and workspace across both sites.

1100 sq m of public realm improvements to the Station Forecourt and adjacent green space.

The redevelopment of the depot will provide apprenticeships, and work experience during the construction phase for students of the Harrow and Uxbridge Construction Skills Centre (based at the depot).

Entry into employment: support and training will be given to young people by the work of an on site youth charity and direct opportunities for employment will be provided through a youth café with a focus on employing NEET young people.

The experience of our NHB Business to Business mentoring project was that 50% of clients reported an increase in turnover and or the recruitment of staff (job creation) after 12 months

## SECTION 3B: LEGACY

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**Provide a brief description of your current ideas or plans to ensure ongoing delivery and management of the facility or service after the end of the Good Growth funding period**

The grant from the GGF will provide a legacy of affordable workspace and ongoing access to business support and advice. This will include workshops and office space at the depot, and retail, food, community, and training space at Wealdstone Platform. The Platform will provide a long term hub from which to engage young people, and to support them into training and employment.

Business modelling for the depot shows sufficient demand from businesses < 5 years old to provide an ongoing rental stream that will cover operating costs and finance the commissioning of business support initiatives. The depot's affordable workspace forms part of a bigger development which will house the staff of the council and its contractors. As such day to day management of the workspace (including leasing, rent collection, facilities management, repairs etc) will reside with the Commissioning and Commercial Services Division.

The Commissioning of Business Support initiatives will reside with the council's Economic Development service. It complete annual evaluations of the its business support initiatives, which ensure it is able to constantly adapt and improve provision to meet changing economic circumstances.

Our experience of the NHB Meanwhile Space project is that a specialist operator will be required to manage the Wealdstone Platform workspace. This will house entrepreneurs requiring retail and food incubation space, as well as a the social enterprise supporting young people that will use the office and training space. The rental yields will provide management fees for a specialist workspace operator.

# SECTION 4: DECLARATION

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The declaration must be completed by a Director of the organisation or equivalent. Applications without a completed declaration section will not be considered.

As a public organisation we have to follow the Data Protection Act 1998 and the Freedom of Information Act 2000. We have a data protection policy, which is available from our website at [www.london.gov.uk](http://www.london.gov.uk)

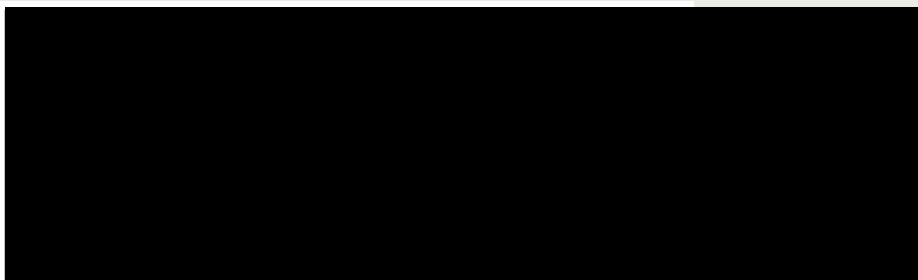
We also have a Freedom of Information policy which is also available from our website at [www.london.gov.uk](http://www.london.gov.uk)

By signing this application form, you agree to the following:

- A. We will use this application form and the other information you give us, including any personal information, for the following purposes.
- To decide whether to award your proposal support.
  - To provide copies to other individuals or organisations who are helping us assess and monitor support. After we reach a decision, we may also tell them the outcome of your application and, if appropriate, why we did not offer you support.
  - To hold in our database and use for statistical purposes.
  - If we offer you funding or support, we will publish information about you relating to the activity we have funded, including the amount of funding and the activity it was for. This information may appear in our press releases, in our print and online publications and in the publications or websites of any partner organisations who have funded the activity with us.
- B. You have read the GLA data protection and freedom of information policies and accept how we generally plan to treat your application and other related information if someone asks to see it under the Freedom of Information Act 2000.
- Tick this box if you consider that we should treat your proposal as confidential information. ☐
- Tick this box if you consider that we should treat your financial information, such as your budget and any business plan, as confidential information. ☐
- Tick this box if there is any other information you have provided that you consider to be confidential information. You must tell us what that information is and give us your reasons below or in a separate letter. If you are sending us a separate letter, please write 'letter included' below. ☐
- C. Please note that your project summary and any images or videos that you supply may be published if your project is selected for further development or if you are asked to submit a more detailed application form. By submitting this text and any accompanying materials you

give us full permission to use them on our website and in other publications and marketing materials produced by the Mayor of London.

To the best of my knowledge, I confirm that the information supplied on this form is correct and complete. If successful, this organisation will use the funding only for the purpose shown in this application.



Signed:

Name: 

Position: Head of Economic Development

Date: 31 August 2017

## Appendix 1: Wealdstone Platform Capacity and Land Ownership Options



## Existing Site Photos



Site Plan: Land shown in purple is in Harrow Council ownership, blue is adopted highway only.





Preferred option and forms the basis of the EOI:

Harrow land plus building on two pieces of adopted highways land if permitted development (unregistered). Ground floor: 8 x small start-up units, furniture workshop/ larger start-up unit, youth café. 1st floor: youth charity space- 2 x medium offices, 4 x 1:1 training rooms, larger training room and ancillary spaces.

