Background Charts/Data for
GLA Regeneration Committee Meeting

16th December 2013
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Jobs created

Retail jobs created, 2010-2013

- Total: 169
- Harrow TC - Retail: 88
- N.Harrow - Retail: 81
Office / Non retail jobs created, 2011-2013

- Total: 1012
- Harrow TC Office/Non retail: 993
- N.Harrow Office/Non retail: 19

Prepared by Harrow Council
Total jobs created

- Total: 1181
- Retail: 169
- Non-retail: 1012
- Harrow TC - Retail: 88
- N.Harrow - Retail: 81
- Harrow TC - Office/Non retail: 993
- N.Harrow - Office/Non retail: 19
Vacancy Rates

Falling retail vacancy rate in Harrow TC, 2010-2013

<table>
<thead>
<tr>
<th>Year</th>
<th>Occupied (sq. m)</th>
<th>Vacant (sq. m)</th>
<th>Vacancy rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>100,009</td>
<td>6,245</td>
<td>5.90%</td>
</tr>
<tr>
<td>2013</td>
<td>103,054</td>
<td>4,403</td>
<td>4.10%</td>
</tr>
</tbody>
</table>

Retail Floorspace (sq. m)

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

Prepared by Harrow Council
Falling retail vacancy rate in North Harrow, 2010-2013

<table>
<thead>
<tr>
<th>Year</th>
<th>Occupied (sq. m)</th>
<th>Vacant (sq. m)</th>
<th>Vacancy rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>8,444</td>
<td>3,099</td>
<td>26.8%</td>
</tr>
<tr>
<td>2013</td>
<td>11,373</td>
<td>605</td>
<td>5.1%</td>
</tr>
</tbody>
</table>

Retail floorspace (sq. m)

- 8,444
- 11,373
- 3,099
- 605
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 m²) 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

<table>
<thead>
<tr>
<th>OLF related Events held / supported</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light garden installation</td>
<td>23/10/2011 and 09/11/2012</td>
</tr>
<tr>
<td>Festive lights installed</td>
<td>08/11/2011 and 09/11/2012 and 01/11/2013</td>
</tr>
<tr>
<td>Christmas shopping event 2011</td>
<td>15/12/2011</td>
</tr>
<tr>
<td>Banners of Faith</td>
<td>17/01/2012</td>
</tr>
<tr>
<td>Animated Film</td>
<td>14/02/2012</td>
</tr>
<tr>
<td>Food Festival</td>
<td>17/03/2012</td>
</tr>
<tr>
<td>Dance Festival</td>
<td>17/03/2012</td>
</tr>
<tr>
<td>Invest in Harrow Film</td>
<td>May 2012</td>
</tr>
<tr>
<td>28 day FM broadcast</td>
<td>05/12/2011</td>
</tr>
<tr>
<td>New website for Harrow (and North Harrow)</td>
<td>29/03/2011</td>
</tr>
<tr>
<td>Pop Up Art Gallery</td>
<td>15/01/2012 – 15/03/2012</td>
</tr>
<tr>
<td>56 job placements for young people</td>
<td></td>
</tr>
<tr>
<td>Showtime pre-Olympics event</td>
<td>02/08/2012</td>
</tr>
<tr>
<td>Harrow Song Festival</td>
<td>24/11/2012</td>
</tr>
<tr>
<td>St Patrick’s Day festival</td>
<td>16/03/2013</td>
</tr>
<tr>
<td>Spincycle arts performance</td>
<td>28/09/2013</td>
</tr>
<tr>
<td>Harrow Christmas Party 2013</td>
<td>30/11/2013</td>
</tr>
</tbody>
</table>
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 16,200m² 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 (3,458m²).
Multiples vs. Independents in Harrow town centre

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.

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<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Multiples</td>
<td>74.3%</td>
<td>76.9%</td>
<td>82.8%</td>
<td>83.0%</td>
</tr>
<tr>
<td>Independent</td>
<td>20.0%</td>
<td>19.5%</td>
<td>14.0%</td>
<td>12.0%</td>
</tr>
<tr>
<td>Other</td>
<td>5.7%</td>
<td>3.6%</td>
<td>3.3%</td>
<td>5.0%</td>
</tr>
</tbody>
</table>

(Other = vacant, and ‘information not known’)

Increase in Multiple stores in Harrow town centre
- 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.
### Top 5 Retail usages in Harrow town centre (by floorspace)

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Department store</td>
<td>15.2%</td>
<td>15.1%</td>
<td>15.1%</td>
<td></td>
</tr>
<tr>
<td>Fashion/clothes</td>
<td>12.5%</td>
<td>11.9%</td>
<td>13.2%</td>
<td></td>
</tr>
<tr>
<td>Food retailer</td>
<td>7.8%</td>
<td>8.1%</td>
<td>8.0%</td>
<td></td>
</tr>
<tr>
<td>Cafe/restaurant</td>
<td>5.3%</td>
<td>5.4%</td>
<td>5.9%</td>
<td></td>
</tr>
<tr>
<td>Bank/Building soc</td>
<td>3.6%</td>
<td>3.5%</td>
<td>3.4%</td>
<td></td>
</tr>
</tbody>
</table>

Department store accounted for 14.5% of the floorspace in these years.
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 - 390m²
• 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 – 5,600m² (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