

Estates Regeneration: Case Study

Harrow: Infill developments

Overview: Harrow Council has sites and funding identified to build 80 new homes on infill developments on existing council estates in the borough. The sites range in size from two units up to 20 units. The council is currently building eight new homes on three small sites on an estate in Stanmore that will provide four new four bed houses; two three bed houses for rent; and two houses for private sale. Harrow also has planning permission for a further 16 homes across five sites, including two - Chichester Court and Grove Avenue - that have the potential to deliver larger infill schemes. Both of these schemes are currently at the design stage and Chichester Court has been to public consultation. Harrow is working on plans to deliver up to 25 units on this site, currently all affordable, though they may introduce a number of shared ownership homes depending on the scheme funding.



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How were the sites identified? Harrow carried out a review of land on all of their estates, including desktop legal and site constraints to identify the opportunities for infill development to provide much needed additional affordable housing primarily on underused/redundant garage sites, or other areas of land being underused and/or subject of anti-social behaviour. Phase 1 and 2 include sites deemed to be the most straightforward to develop – although this hasn't always been the case when detailed site investigations are carried out.

Funding As Harrow is at its borrowing cap this has presented specific funding issues. The current programme is funded with a mix of 141 Right to Buy receipts, Section 106 monies, Housing Revenue Account resource and additional borrowing received via a bid to the Local Growth Fund. Harrow did not bid for Greater London Authority grant funding due to the inability to combine this with the use of 141 Right to Buy receipts. Another avenue they are using to fund the programme is the inclusion of a small number of the new homes for private sale to cross subsidise.

Community consultation Following a particularly difficult consultation that resulted in a number of petitions, Harrow has since reviewed its consultation approach and implemented a three stage process - Stage 1 – pre-design consultation to understand the use of land and any specific issues arising; Stage 2 – consultation on draft plans (this could be more than one session depending on scheme and comments received) Stage 3 – final design consultation pre-planning submission They hold drop-in events at locations on or near the site or postal consultation/questionnaires. In the majority of cases Harrow has received resident support once any specific issues such as car parking have been taken on board.

Future estate regeneration: Harrow had planned to take forward more infill development as well as two other estate regeneration schemes (in addition to the large scheme already underway) but these plans are now on hold due to the 1 per cent rent cut, which has significantly reduced the boroughs' future Housing Revenue Account resources. As one of two London boroughs currently at their borrowing 'cap', Harrow has been strong supporters of lobbying efforts to have the borrowing cap increased.

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