

CABINET OVERVIEW WORKING GROUP
Thursday 12 March 2020 at 7.30 pm
Council Chamber - Civic Centre

AGENDA

1. Apologies for Absence
To receive any apologies for absence from Councillors.
2. Declarations of Interest
To receive Councillors' declarations of interest (if any) in relation to any matters on the agenda.
3. Minutes (Pages 2 - 3)
To approve the minutes of the meeting held on 28 November 2019.
4. Matters arising
Any matters arising from the minutes of the previous meeting.
5. Regeneration Strategy - Interim Report (Pages 4 - 45)
6. Housing Strategy - Interim Report (Pages 46 - 56)
7. Work Plan (Page 57)
To review the Overview Working Group's work plan for the current year.
8. Matters of Urgent Business
Such other business which, in the opinion of the Chair, should be received as a matter of urgency by reason of special circumstances to be specified in the minutes.

**MINUTES OF THE CABINET OVERVIEW WORKING GROUP
HELD ON**

28 November 2019

7.30 - 8.43 pm

PRESENT

Overview Working Group Members

Councillor Bob Davis
Councillor David Carter
Councillor Simon Carter
Councillor Jean Clark
Councillor Bob Davis
Councillor Michael Garnett
Councillor Maggie Hulcoop (as substitute for Councillor Jodi Dunne)
Councillor Frances Mason
Councillor Nancy Watson

Officers

Donna Beechener, Revenues and Benefits Manager
Hannah Criddle, Governance Support Officer
Simon Freeman, Head of Finance and Deputy to the Chief Executive

16. **CHAIR OF THE MEETING**

RESOLVED that Councillor Bob Davis be elected for Chair of the meeting.

17. **APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillors Jodi Dunne, Tony Edwards and Shona Johnson. Councillor Maggie Hulcoop attended as a substitute for Councillor Jodi Dunne.

18. **DECLARATIONS OF INTEREST**

None.

19. **MINUTES**

RESOLVED that the minutes of the meeting held on 10 October 2019 be agreed as a correct record.

20. **MATTERS ARISING**

Councillor Frances Mason wished for her belated apologies for the previous meeting held on 10 October 2019 to be noted.

21. **WORK PLAN**

Councillor Jean Clark asked when the Climate Change Strategy final report would be brought to the Working Group. Simon Freeman, Head of Finance and Deputy to the Chief Executive, advised an update could possibly be brought to the Working Group in January or March. Simon Freeman would discuss this with the Chair of the Working Group.

Councillor Nancy Watson arrived at the meeting.

RESOLVED that the Work Plan was noted.

22. **LOCAL COUNCIL TAX SUPPORT SCHEME - REPORT**

The Working Group received a report on the annual review of the Local Council Tax Support Scheme.

RESOLVED that the Working Group:

A Acknowledged the current position regarding the 2019/20 Local Council Tax Support Scheme and endorses continuing stability within the scheme for 2020/21.

B Recommended to Cabinet that the current scheme remains unchanged for 2020/21.

23. **TREASURY MANAGEMENT STRATEGY - STRATEGY REVIEW**

The Working Group received a report on the Treasury Management review.

RESOLVED that the Working Group:

A Considered the report and the underpinning principles that support the Council's Treasury Management Strategy.

24. **MATTERS OF URGENT BUSINESS**

None.

CHAIR OF THE OVERVIEW
WORKING GROUP

REPORT TO: CABINET OVERVIEW WORKING GROUP

DATE: 12 MARCH 2020

TITLE: REGENERATION STRATEGY – INTERIM REPORT

LEAD OFFICER: JANE GREER, HEAD OF COMMUNITY
WELLBEING (01279) 446406

CONTRIBUTING OFFICER: JULIE HOUSTON, STRATEGY AND ECONOMIC
DEVELOPMENT MANAGER (01279) 446445

RECOMMENDED that the Working Group notes:

- A** The progress towards production of the Regeneration Strategy.
- B** That the final Regeneration Strategy will be reported to a Working Group meeting in the next municipal year.

BACKGROUND

1. At its meeting on 10 October 2019 the Overview Working Group established a sub group comprising of Councillors Simon Carter, Tony Edwards and Frances Mason to help produce a Regeneration Strategy. Due to the General Election in December 2019, the sub-group held one meeting prior to the close of 2019 and has then met on a further three occasions in January and February 2020.
2. The sub-group has reviewed and discussed a variety of recent evidence, and assessed progress since the Council's previous Regeneration and Social Inclusion Strategy was adopted in 2010. The sub-group has also conducted a SWOT (strengths, weaknesses, opportunities and threats) analysis for the future Regeneration of Harlow. As directed by the Working Group, themes discussed to date include Infrastructure, Employment and Skills, Business, Arts and Culture and Neighbourhood Renewal. The sub-group has also reviewed and noted the changing organisational structures and relationships since the previous strategy was developed to understand how the new Strategy will need to influence the work of partners.
3. Following consideration of this interim report, the sub-group will continue to meet to consider the remaining themes. These are:
 - a) Utilising public sector assets;
 - b) Community leadership; town centre regeneration;
 - c) Embedding climate change mitigation and social inclusion to the strategy;

- d) Consider a PESTLE (political, economic, social, technological, legal and environmental) analysis for the future regeneration of Harlow; and
 - e) Develop the vision and overarching Regeneration Strategy for Harlow.
4. In addition to this there will be engagement with the relevant Portfolio Holders to discuss and consultation with community and voluntary sector leaders.

ISSUES/PROPOSALS

Progress Since 2010-15 Strategy

5. The number of businesses in the town has continued to grow, up from 2,060 in 2010 to 3,010 in 2019. Jobs (including self-employed jobs) in the town have grown from 42,000 in 2010 to 47,000 in 2018.
6. Significant infrastructure regeneration has taken place including:
- a) Pathfinder project delivered 18 new council houses at The Hill, Fesants Croft and Felmongers;
 - b) Prentice Place, the refurbishment of the neighbourhood centre and 16 council homes is nearing completion;
 - c) Housing schemes delivered at Carters Mead and Vince Dunn Mews;
 - d) Clifton Hatch has been redeveloped delivering new retail facilities and 26 new homes;
 - e) Bromley Cottages, two ex-Council void properties refurbished and now run by Streets2Homes to provide accommodation for up to nine homeless people;
 - f) Wissants, redevelopment of a flat block to provide six new homes for affordable rent;
 - g) The Briars, Copshall Close and Aylett Field is in the final phase of redevelopment with the new Atelier housing scheme, delivering 343 dwellings with around 200 affordable homes;
 - h) Fern Hill Travellers site refurbished;
 - i) New housing developments delivered at Fifth Avenue, Newhall (2,500 when complete), Gilden Park, Tanyard Place (65 homes) and Ram Gorse;
 - j) The Town Park has benefitted from a £2.8 million Heritage Lottery Fund grant to restore Pets Corner, the Bandstand, Spurriers House and landscaping. This has also delivered a new café, Learning Centre and

Events Barn and a range of educational and training opportunities in the Park;

- k) Major sporting facilities have been redeveloped and renewed. The Leisurezone has been completed, new Rugby Club, and football stadium and athletics provision;
- l) Improvements to the A414 completed, namely the 'hamburger' roundabout and dual carriageway to M11 Junction 7, Clocktower roundabout, First Avenue roundabout and current Edinburgh Way scheme due to complete in summer 2020;
- m) Harlow Railway Station refurbished and multi storey car park complete;
- n) New Lister Medical Centre at Staple Tye;
- o) New multi-screen Cineworld in Town Centre and Market Square refurbishment;
- p) New educational facilities at Harlow College – university centre building, Advanced Manufacturing Centre and BMAT STEM Academy;
- q) New Passmores secondary school built and two secondary schools being rebuilt or built new – Mark Hall School and the Sir Frederick Gibberd College;
- r) Harlow Enterprise Zone – Kao Park refurbishment of ex-Nortel buildings for Grade A office space complete and occupied, the first of data centre of the Kao data centre campus built;
- s) Harlow Enterprise Zone – the first two buildings complete of the new Harlow Science Park – Nexus and Anglia Ruskin University Business Innovation Centre; and
- t) Public Health England have begun work on site to enable the move of their Headquarters and National Science Hub to Harlow.

7. Since 2010, new organisations and relationships that affect regeneration have evolved. New agencies include Homes England, the Cities and Local Growth Unit, and the South East Local Enterprise Partnership. At a local level the Council is initiating the Harlow Growth Board which will bring together the key agencies involved in securing, influencing and enabling Harlow's growth and renewal. In addition, the Harlow and Gilston Garden Town board has been created with Government support to help kick-start house building. Harlow Council's Regeneration Strategy now sits within and influences the Organisational Structure.

8. Issues arising from the evidence and themes so far discussed:

- a) Ageing infrastructure – as noted above, although much has been achieved within the last 10 years in terms of renewal, as a former new town, Harlow still faces the challenge that infrastructure is ageing at the same time;
- b) Low incomes – although resident earnings per week have risen by £96 per week since 2008, they are now £67 per week lower than the national average and £85 per week lower than average workplace earnings in Harlow. This is an improvement on the position in 2008 when the gap between average workplace earnings and average resident earnings was £193. In 2018, average full time earnings were the lowest in Essex;
- c) The most recent Indices of Multiple Deprivation shows sustained improvement for Harlow since 2010 but still leaves Harlow as the second most deprived district in Essex. Harlow district is ranked 100 of 317 local authority areas which is an improvement in rank from 68 in 2010. The district is in the lower 40 per cent of most deprived lower tier local authorities nationally;
- d) Skills levels, although improvements have been made, continue at lower than national averages in terms of proportions of the working age population qualified at all NVQ Levels;
- e) Education levels – In 2018, 59.6 per cent of pupils achieved grade 9-4 in English and Maths (a good pass) which is above the England average and 38.3 per cent achieved grade 9-5 (a strong pass) which is just below the England average of 39.9 per cent, at GCSE. Higher Education participation remains lower than the national average;
- f) Growing businesses – numbers of businesses are increasing however the numbers of employee jobs remains broadly similar over the last few years. Appropriate land, accommodation and support to enable businesses to grow and employ more people are a key focus;
- g) Continue to diversify housing offer – in order to support economic regeneration and provide homes for existing residents, an increasing and varied supply of housing type and tenure is required. In addition to this investment is required to deliver neighbourhood centre and housing renewal to ensure the towns existing neighbourhoods compare well to new neighbourhoods of the Harlow and Gilston Garden Town developments;
- h) Housing, population and economic growth means that the town's infrastructure, services and assets will need to be robust in order to meet increased needs. Growth can deliver regeneration for Harlow but ensuring investment in the right infrastructure and capture of investment from growth outside of Harlow's borders which will be required to enable it to happen;

- i) Investment and resources must extend to arts and culture and ensure a cultural regeneration of Harlow, building upon the world class public sculpture collection, the towns existing incredibly diverse creative sector and its strong heritage in performance ranging from dance to music and drama. The sub-group recommends the production of a Public Arts Strategy document;
 - j) Ensuring Climate Emergency mitigation must play a central role in our new Regeneration Strategy. This must encourage opportunities at development stage for the built environment and consider how we encourage our businesses to adopt low carbon practice, service and product innovation. Sustainable travel must be a priority and public transport, walking and cycling need to be prioritised. To enable this we must secure investment for our extensive cycle track network, improving maintenance, security and lighting, connectivity and priority over roads. Similarly, the improvement of public transport through frequency, comfort and reliability, new routes and ease of use must be encouraged;
 - k) Digital innovation can underpin regeneration, improving services, customer experience, quality of life, resource efficiency and the environment. As the birth place of fibre optic telecommunications, this is also a key theme for the Regeneration Strategy;
 - l) Inclusion must be at the heart of our Regeneration Strategy, driving opportunities for all of our communities; and
 - m) Continue to develop Discover Harlow to promote Harlow, challenge negative perceptions and encourage visitors, new business, residents and investment.
9. Harlow has some extraordinary once in a generation opportunities to truly transform the town and its residents prospects. The Council will seek to work with partners to maximise the benefits from these opportunities whether they be for employment and skills, economic or business outcomes, cultural or wider social benefits. By working together innovative solutions and outcomes can be sought
- a) Public Health England cements Harlow's place at the heart of the UK Innovation Corridor, bringing 2,700 jobs and business supply chain opportunities;
 - b) Harlow Enterprise Zone and Harlow Science Park provides space to attract businesses within the target sectors of Life Sciences, Advanced Manufacturing, and ICT;
 - c) Harlow and Gilston Garden Town brings housing growth, vision and impetus for sustainable transport development;

- d) A new Junction 7a on the M11 will support Harlow's economic and housing growth;
- e) A new Princess Alexandra Hospital will bring much needed renewal of health facilities for a growing population in its catchment area; and
- f) Town Centre renewal will deliver a town centre fit for a growing population at the heart of the Harlow and Gilston Garden Town and a growing economy home to global companies and Public Health England. It will encompass a new residential offer, sustainable transport interchange, new leisure and commercial opportunities and improved night time economy.

10. The above assets will enable Harlow to grow and regenerate, benefiting from its location at the core of the UK Innovation Corridor in close proximity to London, Cambridge and Stansted Airport. With collaboration through the Harlow Growth Board, opportunities outlined in Harlow's Regeneration Strategy can be progressed.

IMPLICATIONS

Environment and Planning (Includes Sustainability)

The production of a new Regeneration Strategy will complement the Council's emerging Local Plan and help to deliver the longer term vision that is set out there. The development of this strategy can work in parallel with the development of various strands of Supplementary Planning Guidance following adoption of the new Local Plan.

Author: Andrew Bramidge, Head of Environment and Planning

Finance (Includes ICT, and Property and Facilities)

None specific.

Author: Simon Freeman, Head of Finance and Deputy to the Chief Executive

Housing

As outlined in the report.

Author: Andrew Murray, Head of Housing

Community Wellbeing (Includes Equalities and Social Inclusion)

As contained within the report.

Author: Jane Greer, Head of Community Wellbeing

Governance (Includes HR)

As contained within the report.

Author: Simon Hill, Head of Governance

Appendices

Appendix A – Harlow Regeneration and Social Inclusion Strategy (2010-2015)

Background Papers

None.

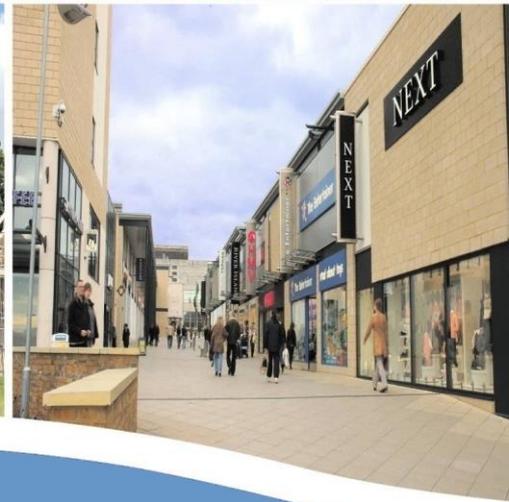
Glossary of terms/abbreviations used

BMAT – Biomedical Admissions Test

PESTLE – Political, Economic, Social, Technological, Legal and Environmental

STEM – Science, Technology, Engineering and Mathematics

SWOT – Strengths, Weaknesses, Opportunities and Threats



Harlow Regeneration and Social Inclusion Strategy (2010-2015)

HARLOW-see something **different**

Harlow Regeneration & Social Inclusion Strategy 2010 – 2015

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Introduction

1. Harlow is moving forward. Learning from the best of the new town legacy and regeneration elsewhere, it is developing the positive characteristics of a city – in the level of its aspiration, the quality and range of facilities it aims to offer, and the role it will play in relation to the wider sub-region, the county of Essex and the Eastern region.
2. Major regeneration schemes have been completed and others are well underway. Shopping, sporting & leisure facilities have been renewed and transport infrastructure improvements delivered with additional major investment planned. The pioneering new town legacy of Harlow is reflected in new, innovative, award-winning housing design. Education is also stepping up a gear with improving educational attainment, skills acquisition and with plans for a new Anglia Ruskin University presence in the town.
3. Harlow enjoys a superb strategic location, in close proximity to London, with access to the motorway and rail networks and Stansted airport only 12 miles away. It is therefore no surprise that Harlow has been chosen as a focus for major economic and housing growth and as a centre of regeneration. With a growing sub-regional role, it continues to attract significant government, regional and private sector investment.
4. Traditionally a centre for manufacturing, the town's economy has diversified with research and development emerging as a major focus with pharmaceuticals and Information Communications Technology strongly represented. Harlow will be seeking to build on this base, including the strong tradition of advanced manufacturing. In addition it will be looking to support innovation and economic development arising from the town's cultural assets and its excellent location. The challenge is to grasp the opportunity that growth offers to regenerate the town whilst retaining the best of its original design, neighbourhoods, green spaces and community spirit.
5. This Regeneration and Social Inclusion Strategy sets out the framework for delivering the physical, social and environmental regeneration of Harlow. Harlow Council, Essex County Council, NHS West Essex, Harlow 2020 (the Local Strategic Partnership) and Harlow Renaissance Ltd share a drive and commitment to realise the aspirations and objectives of this strategy. They will work together, and with key national and regional agencies – notably the Homes and Communities Agency and the East of England Development Agency – and the private sector, to secure the investment to make this strategy happen, raising aspirations and ensuring that opportunity is open to all, to create an inclusive, cohesive and economically successful community, where people enjoy living and working and are able to fulfil their potential.
6. In delivering this strategy, the partners will seek to uphold high standards of sustainability, in what we do and in the way that we do it.
7. The Strategy has been developed during a period of increased challenges and uncertainty associated with the economic downturn. This has impacted on private sector investment and is expected to create pressure on public sector spending. Whilst dealing with these challenges pragmatically, the partners are intent on keeping their focus on Harlow's aspirations and ensuring that the town and its communities emerge stronger and well placed to benefit from economic upturn. This strategy provides the framework for how this will be achieved.

Background

8. In July 2007 Harlow Council approved a Regeneration Strategy for the period 2007-2009. Key achievements under this strategy are at Appendix 1.
9. The East of England Plan (EEP) and the Regional Economic Strategy set the context for this refreshed strategy, highlighting aspirations for the housing and economic growth of Harlow and its enhanced role within the sub-region. Against this backdrop, the Harlow Sustainable Community Strategy provides the overarching vision for Harlow:

“A clean, safe sustainable and healthy town with good educational prospects for its citizens, a variety of homes and jobs to meet local needs, and a range of sporting, leisure and cultural opportunities contributing to a higher quality of life.”

10. The East of England Plan designates Harlow as a Key Centre for Development & Change and a Priority Area for Regeneration. Policy HA1 states that the Strategy for Harlow is:

“To promote the renaissance of the new town through developing its role as a major regional housing growth point, major town centre and strategic employment location to 2021 and beyond. Regeneration and redevelopment of the existing town and urban extensions will be combined with transport measures and enhancement and conservation of green infrastructure to fulfil this strategy.”

11. The EEP further states that *‘the expansion of Harlow provides a major opportunity to address the substantial need for economic and physical regeneration of the post war new town, to meet a significant proportion of the development needs of the London Stansted Cambridge Peterborough growth area to 2021 and beyond, including in regard to employment activities related to the growth of Stansted Airport and housing, and to enhance Harlow’s sub-regional status as an important centre for the surrounding areas of Essex and Hertfordshire’.*
12. It sets a target for housing growth in and around Harlow for the period 2001-2021 of 16,000 dwellings. It also identifies the need for the provision of strategic employment sites to assist regeneration and ensure growth in key sectors and clusters, to contribute the delivery of the 56,000 jobs growth target for Braintree/Brentwood/Chelmsford/Epping Forest/Harlow/Maldon/Uttlesford and a proportion of the 68,000 jobs growth envisaged for Hertfordshire.
13. The Regional Economic Strategy (RES) for the East of England 2008-2031 describes a vision for the East of England, which by 2031 will be:
 - Internationally competitive with a global reputation for innovation and business growth.
 - A region that harnesses and develops the talents and creativity of all.
 - At the forefront of the low-carbon and resource-efficient economy.

And known for:

- Exceptional landscapes, vibrant places and quality of life.
- Being a confident, outward-looking region with strong leadership and where communities actively shape their future.

14. The RES recognises Harlow as located in the distinct economic sub-region the 'M11 corridor' within the 'London Arc engine of growth'. The RES supports the need to 'promote the key transport corridors including the A12 and M11 corridor as economic drivers and consider improvements to support economic growth and competitiveness. The RES further points to Harlow's sub-regional economic and social role and lists as an ambition the need to *"support the sub-regional roles of key centres of development and change by recognising the reality of sub-regional economies and the need to support the roles they play with the region and sub-region"*.
15. This sub-regional approach to economic development is further advanced with the move to Sub-regional Economic Partnerships and seeks to build upon the existing and developing working arrangements between Councils located along the M11 corridor, such as the Programme of Development Partnership delivering growth area funded projects, and the Harlow Stansted Gateway Transportation Board.
16. The RES makes specific reference to Harlow in supporting *"further expansion of the higher and further education offer across the arc focussed upon the key centres, including Harlow, to strengthen skills at NVQ3 and 4 to facilitate progression to higher education that supports the arcs globally competitive position"*. This reflects and recognises Harlow's ambition to establish a University campus in the town. Further reference to Harlow is made in the need to *"enhance the important economic link between Harlow and Stansted [Airport] in terms of skills and employment and improved transport connections"*.
17. Both regional economic and spatial plans therefore envisage a significantly enlarged Harlow with a much enhanced role within the sub-region and region. Both plans recognise the need to resolve and improve Harlow's transport and infrastructure needs and critically the need to continue to improve Harlow's education and skills levels of attainment.
18. Harlow Council and its partners believe that the growth envisaged by the EEP and the RES must be supported by the necessary investment in infrastructure and linkages between organisational strategies and investment to ensure that a whole-town, single community, approach delivers the regeneration and community benefits identified by this strategy.
19. Nationally, regeneration policy has moved forward with the publication of the Government's new regeneration framework, *Transforming Places, Changing Lives*¹, which defines regeneration as:

"A set of activities that reverse economic, social and physical decline in areas where market forces will not do this without support from government."

¹ *Transforming Places Changing Lives – Taking forward the regeneration framework*, Department for Communities and Local Government, May 2009

20. *Transforming Places, Changing Lives* contains a renewed focus on ensuring that regeneration tackles the underlying economic challenges to increase social mobility and support people to reach their potential, regardless of where they live. Its focus on economic activity as the best way to help people is important, but runs the risk of bypassing groups for whom economic activity is not desirable or appropriate, such as the very elderly. This Regeneration and Social Inclusion strategy therefore has a broader focus, encompassing for example the importance of public health outcomes as well as economic drivers. It provides the direction and aspiration to deliver economic, social and physical regeneration for Harlow and considers a range of activity which provides the platform to address underlying economic challenges.
21. The Regeneration and Social Inclusion Strategy is a high level policy framework. It will be delivered through programmes of activity addressing the key identified outcomes for Harlow, as well as action for specific geographical neighbourhoods to improve outcomes in the most deprived parts of Harlow. The development of these programmes will commence in early 2010 with first plans in place in the Spring of 2010.
22. The Strategy and plans will contribute to the Council's Local Development Framework (LDF) process that will determine planning policy and principles for the future. It will also contribute to the development of an Integrated Development Programme (IDP), setting out priorities for Harlow's infrastructure investment needs to facilitate the delivery of housing and economic growth.
23. The Strategy builds upon the key themes and evidence base identified in the 2007 Strategy. It will provide the framework for the delivery of a geographically targeted approach (closely linked to the 2007 Area Investment and Renewal Framework) and addresses issues of town wide significance.

The Aim & Vision

24. Regenerating the town is Harlow Council's top corporate priority. This Regeneration and Social Inclusion Strategy aims to support delivery of the vision set out in the Harlow Sustainable Community Strategy, by ensuring that Harlow is a place with an economically thriving and inclusive community with the positive attributes and vibrancy of a city. The cornerstones of this vision are:
- Harlow as a place of aspiration and a university town
 - Harlow as a prime business location and gateway to Europe
 - Harlow as a cultural hub
 - Harlow as a sub-regional centre and retail destination
25. Harlow Council and its partners believe that Harlow has an unparalleled opportunity to renew and reinvigorate itself. Together the partners will seek to support both aspiration and achievement to provide a compelling case for the private sector to invest in the town and for people wanting to live in the town.
26. Realising this vision for Harlow will be fundamentally dependent on the continuation and extension of partnership working between the public, private and voluntary sectors.

Implementation

27. Programmes of activity for each priority outcome will be developed by key partners & stakeholders. They will be pragmatic and illustrate tangible milestones on the journey to convert this strategy into reality.
28. The Strategy will be owned by, and guide the actions of, Harlow Council, Essex County Council, NHS West Essex, Harlow Renaissance Limited and Harlow 2020 (the Local Strategic Partnership); and is intended to provide a framework for the investment decisions of key national and regional partners including the East of England Development Agency and the Homes and Communities Agency.
29. Implementation of the Strategy and the associated programmes of activity will be reviewed on an annual basis by Harlow Council's Policy & Resources Committee and the Council's partners. This will include assessment against the Key Performance Indicators selected as at Appendix 3, which include those identified in the national regeneration framework, *Transforming Places Changing Lives - Taking Forward the Regeneration Framework*.

Priority outcomes

30. Although much has been achieved since the adoption of the Regeneration Strategy in 2007, it is important to recognise that there remains a considerable distance to travel. The impact of the global recession has impacted upon both the town's economic prosperity and the private and public investment available to take forward the aspirations for regeneration. The immediate focus of attention is to support individuals, families, business and communities through a difficult recessionary period whilst retaining the 'long term view' with a clear understanding of where Harlow still needs to aim for in readiness for economic recovery.
31. The Regeneration and Social Inclusion Strategy 2010-2015 will build upon the key themes identified in the 2007 Strategy which remain current but will recognise the specific immediate challenges facing Harlow created by the recession.
32. The seven priority outcomes below are key to the achievement of the vision set out above. These priority outcomes were determined via a review and analysis of statistical evidence and consultation with partners.
 - 1) **A prosperous community with sound infrastructure** – Harlow at the heart of a dynamic sub-regional economy with excellent connections to regional, national and global economic opportunities
 - 2) **A place that values learning and skills** – Local people equipped for quality jobs and valuing lifelong learning
 - 3) **A vibrant town centre** – Harlow established as a destination of choice sub-regional shopping destination with a wide ranging leisure offer and thriving night-time economy
 - 4) **A diversity of high quality housing** – Places where people will choose and can afford to live

- 5) **A healthy town** – Local people living healthier longer lives
- 6) **A cultural hub** – accessible and exciting arts and sporting opportunities reinforcing Harlow's wider sub-regional role, building on its reputation as the Sculpture Town
- 7) **Renewed neighbourhoods and neighbourhood centres** – successful and sustainable communities where people will be proud to live

33. The priority outcomes are outlined below with relevant key statistics and proposed actions to achieve them, which will form the basis for the underpinning programmes of activity.

(1) A prosperous community with sound infrastructure

Harlow at the heart of a dynamic sub-regional economy with excellent connections to regional, national and global economic opportunities

Overview:

34. Harlow is home to global companies at the cutting edge of research development and innovation, while maintaining a considerable manufacturing sector, with particular strengths in advanced manufacturing. Harlow is close to Stansted Airport, adjacent to the strategic road network and has excellent rail connections to London and the Olympic Park at Stratford. The East Coast ports and the Eurostar at St. Pancras are easily accessible, meaning that Harlow is well connected to European markets by air, road, rail and sea. It is clear, however, that even though Harlow residents are on average more likely to be in work than others in the region, they are not all sharing in the economic prosperity generated in the town and the surrounding area.
35. In common with the rest of the country, Harlow's type of employment is changing. In 1998 the largest employment groups were in manufacturing, wholesale and retail, and business activities. By 2007 manufacturing employment had shrunk, and there had been an increase in service sector employment, wholesale & retail, hotels and restaurants, transport storage and communication
36. The current global economic crisis threatens Harlow's economic prosperity with rising unemployment already in evidence. The Harlow 2020 Recession Task and Finish Group is monitoring the ongoing impacts of the recession on Harlow's economy to enable us to mitigate these effects but also to ensure that Harlow is well placed for when economic recovery commences.
37. Recent success in driving up business start up rates has been underpinned by the establishment of the Harlow Enterprise Hub, offering small business accommodation and dedicated on site business support. Developing opportunities for entrepreneurship and support will remain a key priority during the period of the Strategy, along with the realisation of transportation and other infrastructure investment identified as critical to support future economic prosperity.
38. Identifying both Harlow and the sub regional economy's strengths and growth opportunities will underpin a new economic strategy to position Harlow at the centre of the sub regional economy focussed on the M11 corridor.

Key statistics:

- Business Birth Rate data from 2002 to 2007 shows that Harlow's rates (business registrations per 10,000 working age population) have increased markedly from 40.4 to 55.3 although this is still far lower than the average for the county (64.5) and the region (63.9).
- The UK Competitiveness Index examines which areas in the country are performing best and worst in terms of business, productivity and the economy. It also reveals the areas that are most likely to show sustained business growth in years to come. According to the 2008 Index, Harlow was the 23rd most improved district in the survey. In 2006, it was ranked 189th out of 407, but is now ranked 151st on the table.
- Harlow's improving competitiveness is informed by high economic activity rates, high employment rates, significantly high levels of workplace wages and a modest GVA per capita. These features are undoubtedly driven by the presence of Harlow's significant knowledge based businesses including GSK, Raytheon and Nortel.
- The presence of these businesses is also partially responsible for Harlow's contextually higher than average workplace wages. As of 2008, people working in Harlow earned £617.10 (weekly gross) against an average of £468.10 for the East of England, and £479.10 for Great Britain.
- Despite higher than average earnings these have not been accessed by Harlow residents. Statistics for 2008 show that gross resident wages (£424.10) were much lower than workplace wages; the statistics also show that the gap is growing. This disparity means that the majority of Harlow's executive and higher paid jobs are being accessed by non-Harlow residents.
- Additional statistics suggest that Harlow residents are increasingly working within the service sector (25,607 in 1995, vs. 31,700 in 2007) and decreasingly working in manufacturing (6,900 in 1995, 5,900 in 2007). This data corresponds with the fact that the gap between workplace and resident earnings has continued to grow.
- The wage difference is also particularly unfavourable for Harlow females who earn significantly lower wages than resident males (£383.10 vs. £511.10) and workplace females (£383.10 vs. £497.30). The immediate trend also suggests that female workers are increasingly affected by a reduction in average earnings.
- The recent global recession has had an un-doubtable impact on Harlow's employment levels with the Job Seeker's Allowance claimant rate at 5.4% Sept 2008. Harlow has the third highest JSA claimant rate in the Eastern region and one of the largest rates of increases in unemployment nationally.

Key actions:

- (i) Defining Harlow's economic strengths and sectors offering capability and opportunity of growth, including the provision for airport related activity arising from the growth of Stansted Airport. Development of plans to encourage these sectors to develop and grow.
- (ii) Gathering research intelligence regarding the sub-regional economic sectors and strengths in order to define and develop the functional economic geography and opportunity within the M11 corridor sub-region. This will underpin emerging partnership working for economic development in the sub-region.
- (iii) Developing a strategy for Harlow's employment land offer to enable it to cater for both the existing business sector needs and also the needs of the above sector growth, including consideration of the appropriateness of existing employment areas and the possibility of creating new employment areas. Reviewing, defining needs for, and planning delivery of transportation and other infrastructure requirements for employment areas which can feed into the Local Development framework process.
- (iv) Tackling congestion within the town and unblocking congestion connecting Harlow to strategic transportation routes are of paramount importance for the success of current and future businesses. Congestion and investment in the transport infrastructure are identified by local business as a top priority for Harlow. This is a long term project which will involve improving public transport, encouraging behavioural change, and delivering road improvements – with a new motorway junction on the M11 a key priority. Continuation and support for the work of the Harlow Stansted Gateway Transportation Board will be critical to the success of achieving the necessary infrastructure investment.
- (v) Assessing the role of and delivering improvements to the railway station. In the short term by improving the quality of the immediate environment; and in the longer term by enhancing connectivity and interaction with the town centre and employment areas, and developing a major employment node at the town's key public transport hub.
- (vi) Developing Harlow's Inward Investment offer based upon Harlow's excellent strategic location and connectivity to the transportation network, including the opportunities afforded by Stansted Airport; with the above defined sector strategies and opportunities will then enable the development of marketing strategy to attract business investment.
- (vii) Early identification of infrastructure needs such as power supply is critical to future business growth and success. The development of an Integrated Development Programme will articulate Harlow's infrastructure investment needs.
- (viii) Continuing to develop initiatives to promote an aspirational culture encouraging business start up. While embedding such a culture in the town will be a long term project, there is much that can be done in the short-medium term. This includes ensuring business start up and pre-start support is available and accessible to local people; and investigate specific programmes of intervention that enable groups such as young people, unemployed people, women, ethnic minorities and people with disabilities to engage with entrepreneurial activity.

- (ix) Continuing to support the development of the Harlow Enterprise Hub, ensuring local people can access support and facilities provided and planning for move on accommodation for business located there.
- (x) Ensuring business support continues to be available to established business as they encounter new stages in business development or challenging economic circumstance. Connecting local business with innovation intelligence and support, particularly with the aim of strengthening Harlow's manufacturing sector.
- (xi) Encouraging and supporting local business to put sustainability at the heart of their enterprises and plans for future development.
- (xii) Enabling business engagement with the key public sector agencies including education, to ensure that the business community's needs are articulated and responded to where appropriate.
- (xiii) Ensuring neighbourhood infrastructure supports and facilitates business opportunities for local people including enhancing community capacity through the development of social enterprises.

(2) A place that values learning and skills

Local people equipped for quality jobs and valuing lifelong learning

Overview:

39. Skills and education remain an issue of primary importance to Harlow's regeneration and the critical success factor in enabling Harlow's residents to share in economic prosperity. Consultation with the Youth Council and other interested parties such as the Local Strategic Partnership, Harlow 2020, reinforces this assessment.
40. Education attainment levels have continued to rise, however there is a disparity in levels of achievement across the town. It remains the case that a large proportion of Harlow's adult population hold only lower level or no qualifications. This has contributed to the current situation whereby Harlow residents are not benefitting from the higher wage levels on offer in Harlow's economy.

Key statistics:

- The years 2001 to 2008 are characterised by significant education improvement within Harlow schools. GCSE results (Level 2 GCSE, 5+ A*-C) have improved markedly from an average of 29% in 2001 to 60% in 2008 (compared to 65% nationally).
- The percentage of Harlow pupils attaining 5+ GCSE's at A*-C including English and Maths was at a very low base (32%) upon the introduction of the measure in 2006, but has also shown encouraging signs of improvement during the past 3 years (39%, 2008). The national average in 2008 was 48%.
- Younger children are also showing improvements at Key Stage 2 and are hoped to form part of the cohort achieving higher levels of attainment at secondary and further education.

- Harlow's FE providers Harlow College (HC) and St. Marks has also show signs of a) an increased take up of courses, and b) improved point scores by students and examinations. In 2001 HC enrolled 869 pupils aged 16-18, and St. Marks enrolled 35; by 2008, HC had enrolled 2,243 and St. Marks 223.
- In parallel, NEET (not in employment education or training) destination rates for 16-18 year olds have also improved and were better than the average for Essex as of March 2009, (4.3% Harlow vs. 7.0% Essex).
- Despite these improvements however, there is clearly still a significant albeit closing gap between Harlow residents and county, regional and national comparators. At most stages of academic learning, Harlow pupils attain on average lower results than the national average and there is clearly a residual learning gap amongst adults within the Town.
- Recent statistics from the Annual Population Survey (ONS APS Dec 08) show that the percentage of working age persons qualified to NVQ level 2 (58.6%) is lower than the regional average (62.8%) and GB average (65.2%). The percentage of working age people with no qualifications (18.7%) is also higher than the GB average (13.1%).

Key actions:

- (i) Embedding and building upon the recent sustained improvement in educational attainment levels within the town and ensuring that all Harlow's young people are afforded the educational opportunities to enable them to succeed.
- (ii) Driving up young peoples' aspirations to inspire them to achieve is a long-term project and will require different approaches tailored to the needs and experience of different young people.
- (iii) Promoting education and employer partnership working.
- (iv) Promoting enterprise education with schools.
- (v) Continuing to invest in our schools and educational facilities, for example through the Building Schools for the Future programme.
- (vi) Improving and extending the FE/HE offer in Harlow. Demonstrating achievable supported pathways into further and higher education for young people with the establishment of Anglia Ruskin University in the town from Autumn 2011 remains a priority project.
- (vii) Closing the gap between resident and workplace earnings by improving skills levels amongst Harlow's resident working population. Engaging with local employers to improve the achievement of qualifications to NVQ level 2 and above.
- (viii) Investigating specific programmes of intervention that enable disadvantaged groups e.g. young people, women, ethnic minorities and people with disabilities to engage with skills development and training.

- (ix) Support the development of opportunities such as apprenticeships and the new vocational diplomas, enabling more young people to connect with and gain experience of the opportunities on offer in employment and skills development in Harlow and the sub-region.
- (x) Promoting life-long learning to all by exploring the barriers to education, learning and skills development experienced by disadvantaged groups in Harlow and assessing progress towards challenging these barriers.

(3) A vibrant Town Centre

Harlow established as a sub-regional shopping destination with a wide ranging leisure offer and thriving night-time economy

Overview:

- 41. Town centre regeneration will underpin Harlow's aspiration to become a genuine sub-regional centre, boosting Harlow's position as a centre of economic activity, attracting new business and higher income earners to the town.
- 42. Significant investment is needed in the town centre, and in particular Town Centre North, to enhance the retail offer to recover lost retail expenditure currently migrating to competing centres and to prevent further slippage in Harlow's position in the retail rankings
- 43. The town centre has become polarised between the newer development to the south at the Water Gardens and the ageing northern end characterised by vacant or lower quality shops and a vastly diminished outdoor market, which has been compounded by previous piecemeal redevelopment within the town centre.
- 44. The Council and partners have been working with the developer Stockland to deliver proposals for the comprehensive redevelopment of Harlow Town Centre North, which will put in place a step change improvement to Harlow's town centre offer including retail, leisure and residential opportunities.
- 45. Critical to creating a successful town centre will be the creation of opportunities to enable all sections of the community to participate, including an enhanced leisure offer and the development of a vibrant night-time economy.

Key statistics:

- Research commissioned by Stockland as part of the development of the Harlow Town Centre North project indicates that:
 - Harlow's total catchment market share of Comparison Goods is 8.7%, meaning that 91.3% of residents within the centre's total catchment are currently shopping elsewhere.
 - With no development, Harlow would fall 20 places in the CACI Retail Footprint ranking, from 158 to 178.

- The proportion of empty shops in Harlow Town Centre stands at 6%, compared to 14% nationally. New shops continue to open in Harlow, despite the tough economic climate.

Key actions:

- (i) Encourage the early submission of a planning application for the Harlow Town Centre North project to ensure that the regeneration momentum is maintained through the recessionary period.
- (ii) Ensure that a comprehensive approach to planning and delivery is adopted and not undermined by inappropriate piecemeal development.
- (iii) Ensuring that Harlow Town Centre North development integrates with the rest of the town centre and encourages further town centre renewal.
- (iv) Continuing to support the Town Centre Partnership in its role of developing a vibrant town centre offer.
- (v) Revitalising Harlow Market

(4) Diversity of high quality housing

Places where people will choose and can afford to live

Overview:

- 46. A key challenge for the Regeneration Strategy is to promote a greater mix and diversity of housing in Harlow that facilitates the aim of creating a place where people will want to both work and live and can afford to live.
- 47. Some of Harlow's housing estates were developed using experimental construction techniques, or with techniques or materials designed for a limited building life. Combined with the poor design and layout of some areas, this creates some neighbourhoods which do not function well as attractive places to live.
- 48. Some of these estates are also places where higher levels of multiple deprivation are manifest. Delivering an improved housing offer in these deprived areas will contribute to neighbourhood renewal, addressing housing need and place shaping aspirations.
- 49. At the same time, Harlow suffers from a shortage of executive housing, meaning that successful Harlow residents often leave the town, and those who work in senior jobs in the town cannot find appropriate accommodation here.
- 50. The current global recession will provide challenging conditions for maintaining momentum for housing renewal and growth.

Key statistics:

- 51. Harlow Council's Housing Strategy 2008-2013 provides the overall framework for housing activity and investment by the Council and its partner organisations. The Strategy cites a broad range of issues and statistics regarding Harlow's housing needs. Some key ones are highlighted below:

- The social rented housing sector accounts for 35% of the housing stock compared to 18.4% for England.
- Average house prices in Harlow have markedly increased in recent years, however, compared to our neighbouring districts prices are considerably lower.
- Due to the recent global recession, an increase in the numbers of people experiencing homelessness.
- Renting in Harlow, from the Council, RSL's, and Private Landlords is cheaper in Harlow than all surrounding authority areas
- The Council's housing stock makes up over 30% of all homes in Harlow.
- As of April 2008 the number of 'non-decent' homes in the Council's stock had reduced to 806, (from a baseline of 2,574) equal to 8.1% of the total stock at the time of the survey.
- According to the latest Private Sector Stock Survey, the number of non-decent homes within the private sector was 5,800, or 25% of the private sector stock.
- The number of households on the housing register for affordable homes in Harlow has over doubled between 2005 and 2008.
- The Affordable Housing Supplementary Planning Document requires a minimum of 33% of dwellings to be affordable of sites with fifteen or more dwellings

Key actions:

- (i) Continuing to work with key partners, particularly the Homes and Communities Agency, to ensure that housing growth delivers a diversity of choice, tenure, and affordability – meeting Harlow's existing housing needs and encouraging the live/work agenda.
- (ii) Investigate ways of further utilising use of public sector assets to drive forward housing development.
- (iii) Contributing to the Local Development Framework to set an aspirational and bold vision for the design and quality of future housing renewal and growth.
- (iv) Production of an exemplar design guide for Harlow's future housing.
- (v) Delivery of the Priority Estates Programme – the programme has been developed as a response to housing estates which face structural challenges and have high levels of deprivation. The Programme will be delivered through extensive engagement with local communities, and complements, the programmes of activity proposed in section 7.

(5) A healthy town

Local people living healthier longer lives

Overview:

52. There is strong evidence that, in general, Harlow residents have more unhealthy lifestyles than surrounding areas in the sub-region.
53. In general there is a strong association between deprivation and health inequality, and this is reflected in differences in life expectancy of up to 5 years in different parts of the town, with an association between poor life expectancy and the more deprived parts of Harlow. Causal factors for poor life expectancy are likely to include higher rates of smoking for which there is a high correlation with deprivation, and which, will contribute significantly to chronic diseases and early death (defined as death under 75 years old).
54. Closing this health gap is a critical success factor for the town's regeneration. Improvements in education and skills levels, housing opportunities and living conditions are key contributors to improving health outcomes for local people. People who have greater skills earn more money, are better able to determine their circumstances and are more likely to have better living conditions, which in turn, contributes to good health.
55. Partner agencies of the Harlow 2020 Local Strategic Partnership are committed to focusing effort in target Middle Super Output Areas (MSOAs) of low life expectancy to try and bring health outcomes up to a level comparable with other areas of Harlow and West Essex. Key in this will be improving engagement with key target groups, such as Harlow men who have poor life expectancy compared to Harlow women and who are underrepresented in local services such as smoking cessation.
56. The use of social marketing techniques to better understand attitudes and beliefs about specific health behaviours, as well as broader aspirations for health and fulfilment, will be crucial to achieving better engagement. This will require neighbourhood and small target group specific approaches beyond the population level services already delivered.

Key statistics:

- The Eastern Region Public Health Observatory Health Profile for Harlow 2008 indicates that more than 1 adult in 4 smokes and smoking kills 125 people in Harlow every year, more than 1 adult in 4 is obese, physical activity in children and adults is lower than the national average, and teenage pregnancy and violent crime, appear worse than the England average.
- Harlow men have the lowest life expectancy across all three localities served by NHS West Essex (Uttlesford, Epping Forest and Harlow District Council areas). There is a 5.7 years difference in life expectancy between men and women in Harlow. The area with the lowest life expectancy for males is Bush Fair. The major causes of death are bronchitis, emphysema, Chronic Obstructive Pulmonary Disease and circulatory diseases.

Key actions:

- (i) Agree an integrated targeted approach focussing on areas of Harlow with lowest life expectancy and relatively high deprivation.

- (ii) Undertake social marketing insight work to better understand how target groups perceive their health status and the relevance of services offered to them
- (iii) Set health inequalities work within the context of broader life aspirations so that positive changes in lifestyle are part of a sustained approach to improving overall life circumstances and ability to fulfil potential
- (iv) Continue to develop initiatives aimed at reducing teenage pregnancy, smoking and obesity.

(6) A Cultural Hub

Accessible and exciting arts and sporting opportunities reinforcing Harlow's wider sub-regional role, building on its reputation as the Sculpture Town

Overview:

57. At its birth Harlow was renowned for the integration of leisure and cultural facilities and opportunities in its very fabric with extensive cycleways, an unrivalled collection of public sculpture in its environs and of course the country's first sportscentre. There is an opportunity to continue to redefine Harlow by its leisure, sporting and cultural assets, driving a renaissance in these sectors which will contribute both to Harlow's economic prosperity and a vibrant new image. The 2012 Olympics offers one such opportunity to drive both business and skills development, and encourage the adoption of healthy lifestyles. In addition to this, music and the arts have always played a pivotal role in the Harlow's life, particularly offering opportunities for young people. Developing and capitalising on these assets would promote a cultural renaissance for Harlow, again delivering vibrancy to the town which marks it out as 'a place to be'.

Key statistics:

- Recent data from Sport Essex's Active People Survey show that participation in sport and active recreation had grown from 18.5% in 2007 to 21.3% in 2008 which is close to the Essex average. During the same period satisfaction with local sports facilities fell significantly from 70.4% to 51.8%.

Key actions:

- (i) Develop a strategy for building on Harlow's existing cultural strengths – including music, sculpture and the arts – to enable these to make the maximum social and economic contribution to the town.
- (ii) Key sports facilities have been renewed by the Gateway Project although there is much that falls outside of its remit. A playing pitch strategy has recently been completed, but review of wider sports infrastructure is required to determine future investment needs.
- (iii) The 2012 Olympic & Paralympic Games offers opportunity to inspire sports based regeneration initiatives e.g. skills development.
- (iv) Develop a new theatre in Harlow Town Centre North to underpin the future of culture and arts in Harlow.

- (v) Identify and secure the investment needs of Harlow's Green infrastructure and in particular the town park.

(7) Renewed neighbourhoods and neighbourhood centres

Successful and sustainable communities where people will be proud to live

Overview:

- 58. Harlow's original Masterplan provided for a town comprising a series of neighbourhoods with housing, leisure & green spaces, community facilities, education, health, neighbourhood retail centres and hatches. The town has evolved and aged, and the way communities live has changed giving rise to a need to take a fresh look at our neighbourhoods and how they function. Some areas of the town are faring and functioning better than others on a number of factors and but require regeneration. In order to achieve this regeneration, it may require a radical rethink of what a modern neighbourhood needs to be successful, and, the spatial land use within Harlow to facilitate that. For example, land currently designated for employment use may no longer be sustainable within neighbourhoods; similarly housing provision may require more innovative land use strategies to achieve housing development or renewal.
- 59. Harlow's contextual deprivation position was determined by using the Government commissioned report 'Indices of Deprivation (ID)' (see below). Whilst this report provided a useful overview of Harlow's deprivation issues it was unable to inform the Council and partners on emerging issues within the interim period between studies (approximately 3 years). In order to both update and enhance the ID research, Harlow Council developed its own study into neighbourhood deprivation called the Harlow Neighbourhood Information Service (HNIS). The HNIS also incorporates other local datasets which the ID does not provide; these include local crime figures and reports of anti social behaviours, as well as additional data pertaining to health issues.
- 60. The HNIS is based upon a similar methodology to the Indices of Deprivation and has followed a similar model to that developed at Newcastle City Council. Like the ID, the HNIS is comprised of seven domains and uses these to inform which areas are least and most deprived in the town; these scores are subsequently placed into rank order.
- 61. The HNIS data was reviewed as at 2009 in order to determine the geographical areas within Harlow that the Regeneration Strategy should focus on. The chosen areas are located in and around Staple Tye, the Town Centre, and parts of Mark Hall (south) (Appendix 2, Figure 3). The summary of these findings are consistent with the Area Investment Renewal Framework (2006).
- 62. Developing neighbourhood programmes of activity will provide an opportunity for multi-agency working to produce responses to issues of multiple deprivation, and social and economic regeneration. The development of the programmes will also need to rest fundamentally in a community engagement strategy in order to engage local communities in defining the issues and solutions. The programmes should seek to build community capacity and enable communities to contribute to the delivery of solutions.

Key statistics:

63. Harlow's socio-economic characteristics are well documented by the Government studies on deprivation, (Indices of Deprivation). The latest study (2007) showed that, against a combination of factors (multiple deprivation), the town ranked as 121st of 354 districts in England. This means that on a national basis Harlow is not generally considered as an area of high multiple deprivation. There are however, several individual deprivation issues which do stand out within the Study (see below).
64. When ranked in the context of the East of England region and neighbouring areas deprivation is cited as much more of an issue. In this context, Harlow is ranked 9th of 48 districts, and the Study shows pockets of significant deprivation in certain neighbourhood areas. When viewed in the context of the East of England, 6 of Harlow's 54 small neighbourhood areas are shown to fall within the top 10% for having multiple deprivation issues. These geographical areas tend to be in clusters.
65. As well as highlighting geographical areas of concern, the Study also highlights thematic issues pertinent to Harlow. The deprivation 'domain', 'Education, Skills and Learning' in particular was shown to be an area of concern, and over one-third of Harlow neighbourhood areas were characterised as falling within the top 20% deprived nationally. 'Crime and Disorder' was also highlighted as an issue, with over one-quarter of Harlow's small (SOA) neighbourhood areas falling into the top 20% deprived nationally.
66. Since the study was compiled, Harlow has improved against these two measures. Pupil attainment in schools has shown long-term trends of improvement, and further education enrolment at Harlow's Further Education providers has increased markedly. Overall volumes of crime have also been falling since the 2007 study was compiled, although there is recent evidence to suggest levels of crime may be beginning to rise.
67. The neighbourhood prioritisation of the Harlow Regeneration Strategy, as defined by the HNIS, is documented within Appendix A of this document, and demonstrates that the greatest area of deprivation surrounds Staple Tye.

Key actions:

- (i) The development of neighbourhood programmes of activity for the identified areas led by our analysis of the HNIS and particularly the Staple Tye area, which will address social, economic and physical regeneration needs.
- (ii) The development of a Community Engagement Strategy to support the development of neighbourhood programmes of activity which will ensure that they are reflective of different communities of interest and disadvantaged groups.
- (iii) Development of a Staple Tye Master Plan to suggest physical ways of enhancing the area to deliver social and economic improvement, beginning with the provision of new health and community facilities to the north of Southern Way.
- (iv) Reviewing neighbourhood shopping and service centres and identifying community needs.
- (v) Delivery of GAFII Neighbourhood projects at Clifton Hatch, Prentice Place and Old Harlow

Appendix 1: Key Progress Highlights 2007 – 2009

Since the Regeneration Strategy 2007 was adopted there has been considerable progress towards delivering regeneration for Harlow. Below are some of the most significant developments.

- Levels of educational attainment are continuing to demonstrate a rising trend. School attainment inequalities are also shrinking.
- Business-Start-Up rates and the stock of Small-and-Medium sized Enterprises (SME's) have risen.
- The Harlow Enterprise Hub was officially opened by Rt. Hon Lord Mandelson on 4 December 2008 and will provide 54 serviced business units with on-site business support for SME's.
- The Gateway Leisurezone 'wet and dry' leisure centre is due for completion in late 2009.
- Plans for the redevelopment of Town Centre North have advanced in collaboration with the developer Stockland and outline planning permission will be sought in Summer 2010.
- The Town Centre Partnership has been revitalised.
- Neighbourhood developments – outline planning permission has been approved for projects at Staple Tye and Clifton Hatch, and a developer appointed for the projects at Old Harlow, Clifton Hatch & Prentice Place.
- Anglia Ruskin University has secured funding to site a campus in Harlow.
- The Programme of Development Partnership has secured £21m to support the development of infrastructure improvements to Harlow and its environs.
- Harlow Stansted Gateway Transportation Board has been established and is developing an action plan for transportation infrastructure improvements including the recent announcement of £9.9m from the Community Infrastructure Fund for the dualling and improvement of the A414 from M11 Junction 7 roundabout to the Southern Way roundabout and a further £3.58m for improved public transport links along First Avenue between Howard Way and the A414.
- Priority Estates Programme established to address estates experiencing a combination of structural problems and high levels of deprivation.

Appendix 2: Harlow datasets

Table 1 – Indices of Deprivation 2007 – December 2007

District deprivation ranks (East of England)

East of England Rank of Average Score	LA NAME	Average Score	National Rank of Average Score (of 354)
1	Great Yarmouth	28.35	58
2	Norwich	27.84	62
3	Luton	24.73	87
4	Peterborough	24.49	90
5	Ipswich	23.75	99
6	Tendring	23.45	103
7	Southend-on-Sea	22.47	111
8	Waveney	22.32	114
9	Harlow	21.44	121
10	Thurrock	21.31	124
11	Basildon	20.58	136
12	King's Lynn and West Norfolk	20.58	137
13	Fenland	20.50	139
14	North Norfolk	18.06	160
15	Bedford	16.87	183
16	Stevenage	16.42	191
17	Broxbourne	16.22	193
18	Watford	15.81	203
19	Breckland	15.30	213
20	Colchester	14.59	224
21	Epping Forest	14.33	229
22	Welwyn Hatfield	14.18	231
23	Cambridge	13.87	236
24	Braintree	13.61	239
25	Castle Point	12.90	249
26	Hertsmere	12.86	250
27	Maldon	12.26	255
28	St. Edmundsbury	12.06	260
29	South Bedfordshire	11.95	263
30	Forest Heath	11.90	265
31	Suffolk Coastal	11.33	274
32	Babergh	11.30	277
33	East Cambridgeshire	10.84	285
34	South Norfolk	10.84	286
35	Three Rivers	10.74	287
36	Dacorum	10.73	288
37	North Hertfordshire	10.69	289
38	Broadland	10.09	301
39	Mid Suffolk	9.79	306
40	Huntingdonshire	9.31	311
41	Chelmsford	9.26	312
42	Rochford	9.22	314
43	Brentwood	9.18	315
44	St Albans	8.88	317
45	East Hertfordshire	7.41	336
46	Mid Bedfordshire	7.23	340
47	Uttlesford	6.94	347
48	South Cambridgeshire	6.55	350

Figure 1: Contextual Deprivation, (Indices of Deprivation, 2007)

The below radar chart shows Harlow's contextual deprivation position for its 'Super Output Areas' (SOA's) on a national scale. There are 32,482 SOA's in England and 54 SOA's in Harlow. The inner red line denotes the rank of Harlow's highest deprivation score in any given SOA against the 8 domains (including IMD). The blue line denotes Harlow's average deprivation rank, and the outer green line denotes Harlow's least deprived ranks in any given Harlow SOA. Rank 1 is the most deprived nationally, and 32,482 least deprived.

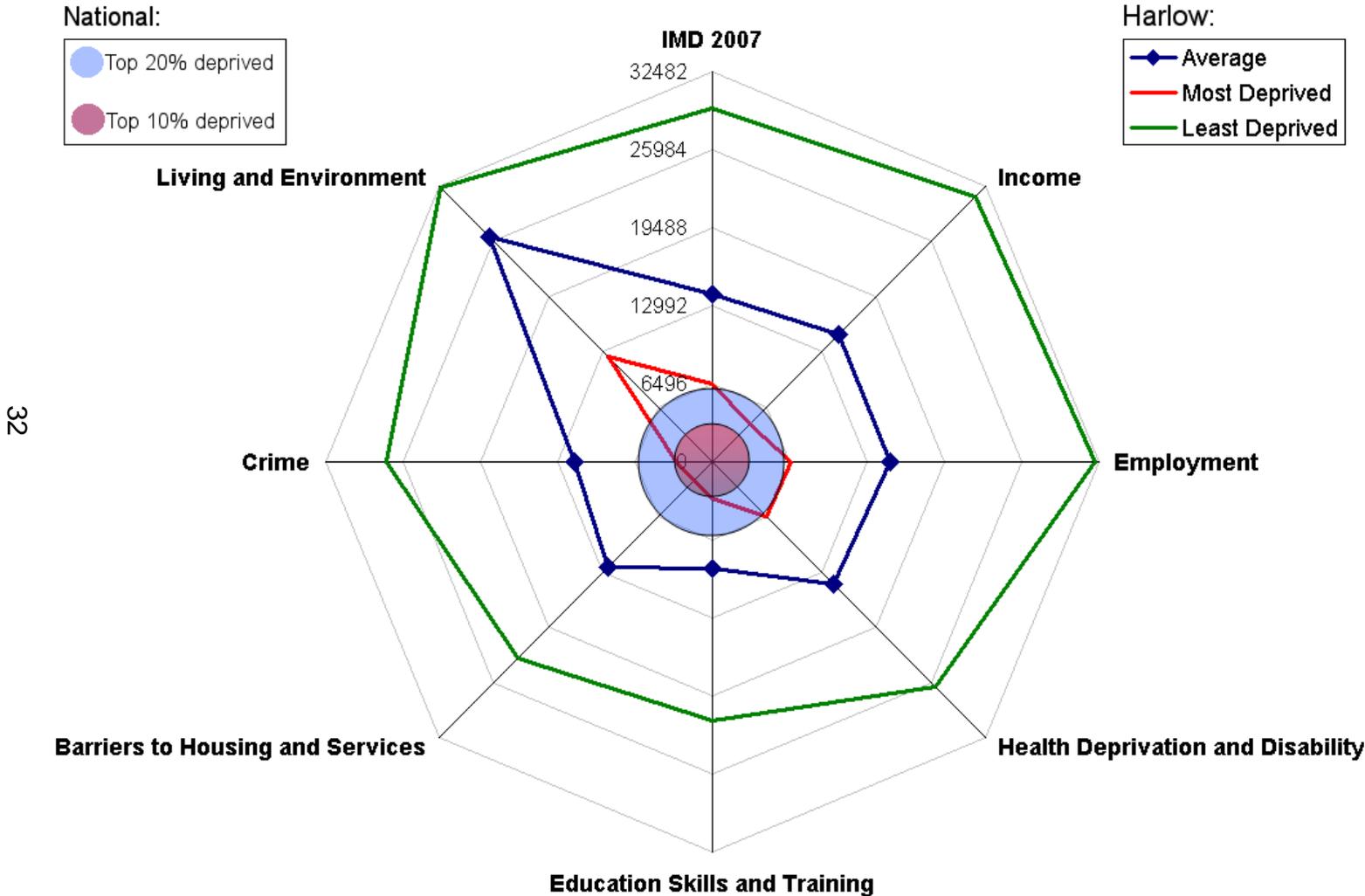


Table 2 – Indices of Deprivation 2007 – December 2007
Super Output Area data listed by deprivation score / rank

Within the table, the first data column is the Index of Multiple Deprivation Score (in green). The second data column is the Rank of the Index of Multiple Deprivation Score (in blue). The SOA with a rank of 1 is the most deprived, and 32,482 the least deprived. Ranks marked in square boxes denote that the rank falls within the top 10% deprived nationally. Each IMD rank is shaded with a colour corresponding to the map shown in Figure 2 (below).

SOA / Ward	IMD SCORE	National RANK OF IMD (1 is most deprived)							
		Income	Employment	Health Deprivation & Disability	Education Skills & Training	Barriers to Housing & Services	Crime & Disorder	Living Environment	
Top 10% Deprived									
E01021851 - Netteswell	34.58	6435	6401	7582	8301	3306	6672	7902	12338
E01021858 - Staple Tye	34.06	6609	6005	7640	8070	5637	5111	3427	25968
E01021864 - Sumners & Kingsmoor	32.16	7314	8394	10568	11039	3357	2645	4961	22958
E01021860 - Staple Tye	31.04	7771	7716	6608	10805	2995	13573	7271	25370
E01021859 - Staple Tye	30.83	7855	6350	8029	10442	3374	17585	5155	27079
Top 20% Deprived									
E01021872 - Toddbrook	30.67	7911	4476	7693	8309	7477	12789	14348	17002
E01021871 - Toddbrook	29.77	8284	8199	7409	6348	7782	13328	4606	28011
E01021863 - Sumners & Kingsmoor	29.47	8413	7906	7635	10509	5948	10496	4522	30205
E01021846 - Mark Hall	29.18	8559	7167	12249	11297	6175	6042	4824	19738
E01021862 - Staple Tye	28.02	9091	7876	9305	10641	3220	16390	8781	29404
E01021823 - Bush Fair	27.71	9208	8082	7534	8457	6321	18706	10488	21597
Top 30% Deprived									
E01021836 - Harlow Common	27.53	9295	7079	9118	8950	4134	19996	11498	28972

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SOA / Ward	IMD SCORE	National RANK OF IMD (1 is most deprived)		Income	Employment	Health Deprivation & Disability	Education Skills & Training	Barriers to Housing & Services	Crime & Disorder	Living Environment
		See Fig2: map for shaded colour reference.								
E01021842 - Little Parndon	26.42	9855		9142	10166	10925	6387	10906	6752	26516
E01021852 - Netteswell	26.11	9989		10373	11441	10907	8471	12662	4048	16294
E01021845 - Mark Hall	25.93	10076		6267	10485	9864	6694	19369	12239	25825
E01021850 - Netteswell	25.19	10484		10112	10441	13421	6671	14973	4667	25696
Remaining 31% - 100%										
E01021831 - Great Parndon	24.92	10656		12343	9059	10557	7370	21272	5073	20396
E01021843 - Little Parndon	24.48	10920		11472	9993	8722	10641	5973	14925	22576
E01021861 - Staple Tye	24.33	11008		10485	11541	11397	4883	11720	10958	30456
E01021821 - Bush Fair	24.11	11123		10775	10516	9007	8485	18643	7276	24142
E01021839 - Little Parndon	23.97	11208		11741	13530	16676	4487	12531	4512	27042
E01021849 - Netteswell	23.85	11277		12037	11652	11047	6917	15783	5190	26725
E01021822 - Bush Fair	23.78	11325		11160	12625	13123	4384	21355	6127	25311
E01021834 - Harlow Common	23.57	11460		9477	13293	12345	4899	19109	9014	26292
E01021840 - Little Parndon	23.23	11683		11410	13083	14050	4398	6177	22398	24514
E01021847 - Mark Hall	23.20	11694		10607	12497	10495	7905	11553	9330	28767
E01021844 - Mark Hall	22.50	12158		10513	15878	15023	7018	20110	3012	27424
E01021865 - Sumners & Kingsmoor	22.34	12249		15730	13350	10074	4665	7883	14427	30030
E01021829 - Great Parndon	21.86	12551		14492	13509	14291	5655	5121	16425	27678
E01021837 - Harlow Common	21.77	12614		12011	14582	14685	5604	15150	8462	24618
E01021868 - Toddbrook	21.44	12848		12770	12269	10265	8087	15256	11990	26558
E01021835 - Harlow Common	21.11	13073		11545	14072	13258	5272	20320	12606	25655
E01021866 - Sumners & Kingsmoor	20.88	13220		13768	18095	11736	11259	2192	14920	29563

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SOA / Ward	IMD SCORE	National RANK OF IMD (1 is most deprived)	Income	Employment	Health	Education	Barriers to	Crime &	Living
					Deprivation & Disability	Skills & Training	Housing & Services	Disorder	Environment
E01021841 - Little Parndon	20.67	13359	12612	16910	18156	7641	5701	8689	31246
E01021853 - Netteswell	20.50	13502	13112	16323	14745	7957	10339	10722	19730
E01021819 - Bush Fair	20.18	13778	12386	12328	12923	9146	18101	12071	26172
E01021820 - Bush Fair	20.14	13813	13754	15287	12860	7681	13669	9853	25796
E01021869 - Toddbrook	18.97	14720	14275	15555	18499	6144	16635	9387	27517
E01021870 - Toddbrook	18.92	14773	12010	15025	16835	11702	13467	10565	23597
E01021838 - Harlow Common	18.15	15387	16401	13235	14528	9791	15108	10907	30096
E01021833 - Great Parndon	17.14	16200	14627	17620	12219	11468	14740	12720	29087
E01021855 - Old Harlow	16.25	17042	13672	15116	15399	13131	22557	14986	24895
E01021854 - Old Harlow	16.12	17154	16328	18756	18279	11684	10775	10179	28921
E01021832 - Great Parndon	13.67	19558	22484	22439	21956	11199	2991	27304	28622
E01021857 - Old Harlow	12.54	20762	16438	21825	20803	21485	6295	23042	28016
E01021856 - Old Harlow	12.51	20792	18338	21483	19542	13648	22978	11912	25805
E01021867 - Sumners & Kingsmoor	11.92	21476	28607	28679	23619	12257	7442	6443	28399
E01021830 - Great Parndon	11.17	22329	25233	20373	22691	17252	7716	17773	29219
E01021824 - Church Langley	9.57	24393	25802	28519	22631	14893	5521	24979	31897
E01021827 - Church Langley	9.44	24572	22338	24235	22586	18896	12876	17588	31754
E01021826 - Church Langley	8.96	25184	25997	24989	26027	17412	8964	18599	31712
E01021825 - Church Langley	8.63	25584	28675	29308	21205	17655	7298	19939	29831
E01021828 - Church Langley	5.58	29299	31043	32058	26311	18425	10177	26114	32106

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Figure 2: Geographical Deprivation, (Indices of Deprivation, 2007)

Rank of Harlow IMD Scores

(The darker patches highlight more deprived areas)

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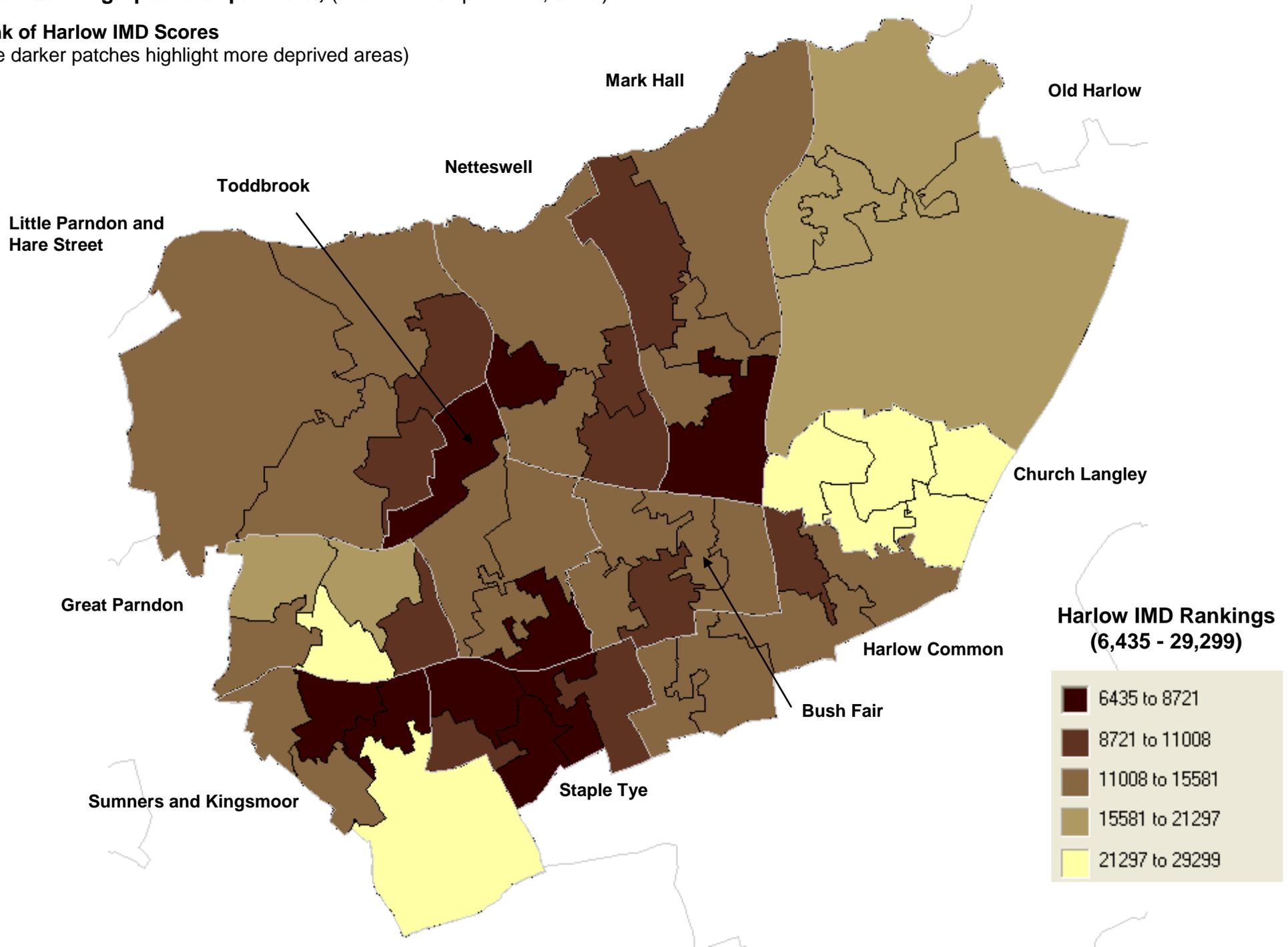


Table 3 – Harlow Neighbourhood Information Service – January 2009

Super Output Area data listed by ward

The Harlow Neighbourhood Information Service (HNIS) provides interim based deprivation information (see page 17). The 2009 HNIS analysis showed that there had been some changes in the rank of deprivation within the Town. The below table shows the rank of Harlow's deprivation as at the period January 2009. The HNIS score (green) is comprised of each of the seven domain scores (shown in blue), each of the ranks range from 0.0, least deprived, to 10.0 most deprived (in Harlow only). The up and down arrows shown in the end column (right) denote a significant change of rank (of more than 10%) in each SOA, (up arrows indicate a significantly improved rank, down arrows indicate a significant decline in rank), horizontal arrows indicate no or little change in rank.

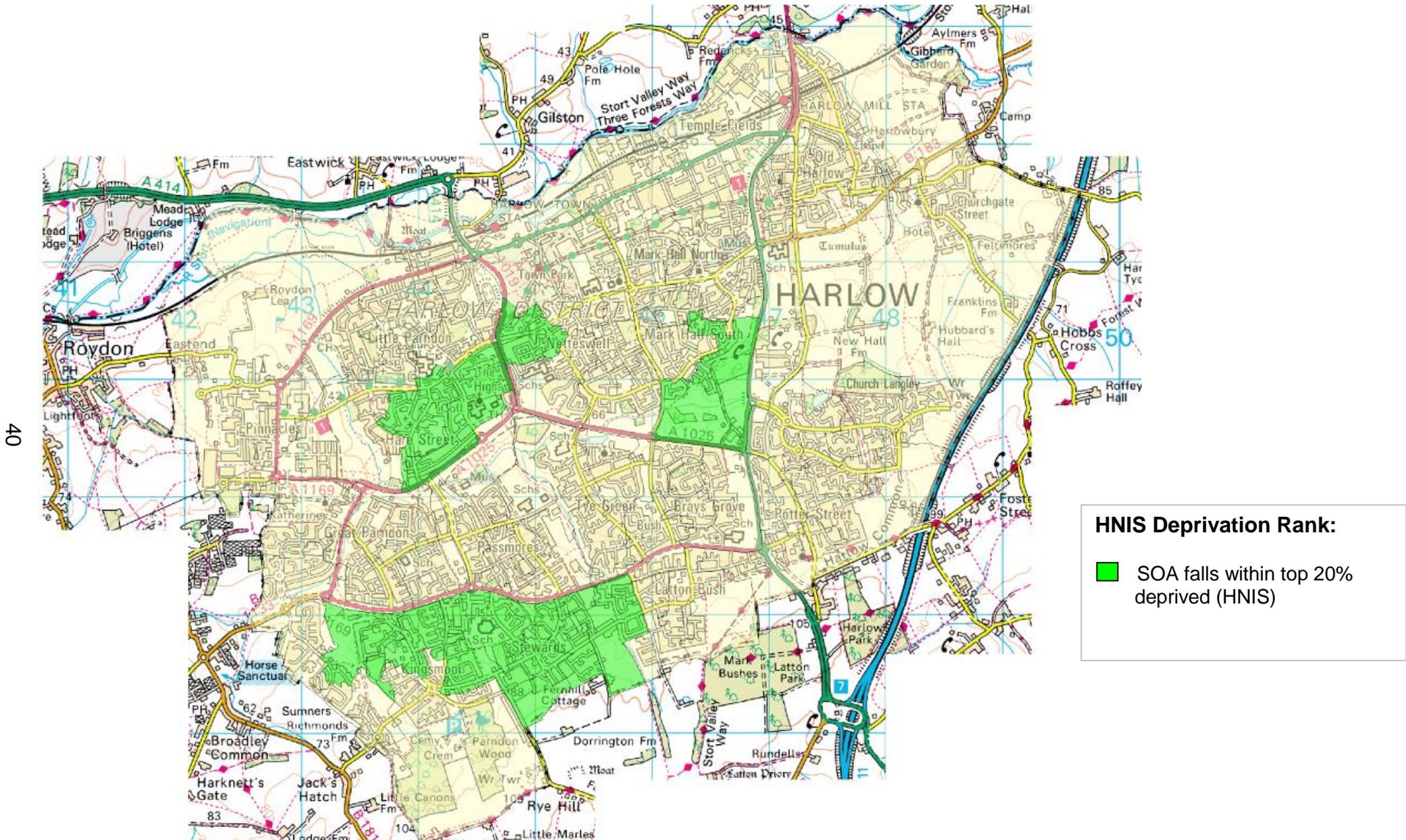
SOA / Ward	HNIS SCORE	Harlow RANK OF HNIS (10 is most deprived) See Fig3: map for shaded colour reference	Income	Emp.	Health	Education	Barriers to	Crime &	Living Env.	Direction of Change from IMD
					Deprivation & Disability	Skills & Training	Housing & Services	Disorder		
Top 10% Deprived										
E01021864 - Sumners & Kingsmoor	9.37	10	10	10	9.1	10	9.8	7.0	7.9	↔
E01021872 - Toddbrook	8.32	9.8	9.1	8.7	10	4.3	6.0	10	9.8	↔
E01021858 - Staple Tye	8.29	9.6	8.9	9.6	5.1	9.1	9.4	5.7	8.9	↔
E01021846 - Mark Hall	8.16	9.4	9.2	9.1	6.0	7.2	8.7	6.2	9.4	↔
E01021860 - Staple Tye	8.03	9.2	9.6	8.5	4.9	8.3	7.2	7.2	9.1	↔
Top 20% Deprived										
E01021863 - Sumners & Kingsmoor	7.69	9.1	8.3	7.5	8.5	9.2	7.4	8.3	3.0	↔
E01021859 - Staple Tye	7.67	8.9	9.4	9.8	4.5	5.8	3.8	8.9	8.3	↔
E01021851 - Netteswell	7.66	8.7	6.0	9.4	4.3	9.6	8.9	5.8	10	↑
E01021862 - Staple Tye	7.43	8.5	8.7	8.1	9.4	6.6	2.8	6.0	7.2	↔
E01021861 - Staple Tye	7.27	8.3	9.8	7.9	3.8	7.5	4.5	8.1	6.2	↓
E01021842 - Little Parndon	7.09	8.1	7.2	6.8	8.9	8.5	6.8	4.7	5.8	↔
Top 30% Deprived										

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SOA / Ward	HNIS SCORE	Harlow RANK OF HNIS (10 is most deprived)	Income	Emp.	Health Deprivation & Disability	Education Skills & Training	Barriers to Housing & Services	Crime & Disorder	Living Env.	Direction of Change from IMD
		See Fig3: map for shaded colour reference								
E01021836 – Harlow Common	7.06	7.9	8.5	9.2	7.4	9.8	1.1	4.2	2.8	↔
E01021841 – Little Parndon	6.87	7.7	7.5	5.3	7.7	9.4	8.3	7.4	2.3	↓
E01021871 – Toddbrook	6.76	7.5	7.9	8.9	9.6	0.0	7.0	6.4	4.7	↑
E01021840 – Little Parndon	6.67	7.4	6.6	4.9	8.1	5.1	8.5	8.7	7.5	↓
E01021823 – Bush Fair	6.44	7.2	7.4	7.4	5.3	4.7	1.5	9.1	8.7	↔
Remaining 31% - 100%										
E01021868 - Toddbrook	6.36	7.0	5.7	6.4	9.8	3.8	3.2	9.2	7.0	↓
E01021845 - Mark Hall	6.27	6.8	7.7	8.3	5.7	1.3	2.1	9.6	6.8	↔
E01021844 - Mark Hall	5.80	6.6	8.1	5.1	5.5	8.1	0.8	5.5	4.5	↓
E01021852 - Netteswell	5.72	6.4	4.9	7.7	3.2	2.3	5.7	7.7	9.6	↑
E01021834 - Harlow Common	5.68	6.2	6.8	5.5	7.2	8.7	1.3	2.8	4.3	↔
E01021843 - Little Parndon	5.65	6.0	2.1	6.0	8.3	1.5	9.1	9.4	8.5	↔
E01021869 - Toddbrook	5.55	5.8	4.7	6.6	9.2	5.5	2.3	3.2	5.5	↓
E01021848 - Mark Hall	5.53	5.7	6.2	5.8	5.8	0.8	7.5	9.8	3.4	↓
E01021821 - Bush Fair	5.49	5.5	5.1	4.0	7.0	8.9	1.7	5.1	7.4	↔
E01021819 - Bush Fair	5.47	5.3	6.4	7.0	4.0	7.0	1.9	3.0	5.7	↓
E01021870 - Toddbrook	5.46	5.1	4.2	7.2	4.7	3.4	4.9	6.6	8.1	↓
E01021853 - Netteswell	5.09	4.9	2.8	6.2	2.6	3.2	6.6	8.5	9.2	↓
E01021865 - Sumners & Kingsmoor	4.90	4.7	4.3	5.7	2.5	6.4	8.1	4.3	3.2	↔
E01021847 - Mark Hall	4.73	4.5	3.0	3.2	6.4	7.7	6.2	5.3	3.8	↔
E01021835 - Harlow Common	4.72	4.3	7.0	3.0	6.8	4.5	0.9	4.0	5.3	↔
E01021849 - Netteswell	4.70	4.2	5.3	3.4	4.2	6.2	2.5	7.9	4.2	↑

SOA / Ward	HNIS SCORE	Harlow RANK OF HNIS (10 is most deprived)	Income	Emp.	Health Deprivation & Disability	Education Skills & Training	Barriers to Housing & Services	Crime & Disorder	Living Env.	Direction of Change from IMD
		See Fig3: map for shaded colour reference								
E01021850 - Netteswell	4.66	4.0	5.8	4.2	2.8	3.6	4.0	7.5	5.1	↑
E01021866 - Sumners & Kingsmoor	4.64	3.8	4.0	4.5	7.5	1.7	10	2.5	3.6	↔
E01021831 - Great Parndon	4.55	3.6	3.4	4.3	8.7	4.2	0.6	3.4	7.7	↑
E01021837 - Harlow Common	4.41	3.4	3.8	3.8	6.6	4.9	3.4	2.6	6.4	↑
E01021820 - Bush Fair	4.34	3.2	4.5	2.5	3.6	7.4	4.3	3.6	6.0	↔
E01021822 - Bush Fair	4.28	3.0	5.5	4.7	3.4	4.0	0.4	3.8	6.6	↑
E01021839 - Little Parndon	4.04	2.8	2.3	2.3	7.9	2.6	5.5	6.8	4.9	↑
E01021829 - Great Parndon	3.56	2.6	3.6	2.8	1.3	5.3	9.2	1.3	2.6	↑
E01021832 - Great Parndon	2.77	2.5	3.2	2.1	0.8	2.5	9.6	0.9	1.9	↔
E01021826 - Church Langley	2.67	2.3	1.9	1.1	2.1	7.9	6.4	0.0	0.6	↓
E01021867 - Sumners & Kingsmoor	2.67	2.1	0.6	0.2	6.2	1.1	7.7	4.5	4.0	↔
E01021838 - Harlow Common	2.45	1.9	2.5	1.3	1.7	5.7	2.6	1.5	2.5	↔
E01021855 - Old Harlow	2.16	1.7	1.5	0.9	0.4	6.8	0.0	4.9	2.1	↔
E01021854 - Old Harlow	2.12	1.5	0.9	2.6	0.9	2.8	5.8	1.9	0.9	↔
E01021825 - Church Langley	2.12	1.3	2.6	1.5	1.5	0.9	7.9	0.6	0.8	↓
E01021833 - Great Parndon	1.97	1.1	0.8	3.6	1.1	1.9	3.0	1.7	1.7	↑
E01021857 - Old Harlow	1.80	0.9	0.2	0.8	0.2	6.0	4.7	2.3	1.1	↔
E01021827 - Church Langley	1.71	0.8	1.7	1.7	3.0	0.4	4.2	0.8	0.4	↔
E01021824 - Church Langley	1.45	0.6	1.1	0.4	2.3	2.1	5.3	0.2	0.2	↔
E01021856 - Old Harlow	1.16	0.4	1.3	0.6	0.0	3.0	0.2	2.1	1.3	↔
E01021830 - Great Parndon	1.10	0.2	0.0	1.9	0.6	0.2	3.6	1.1	1.5	↔

Figure 3: Geographical Deprivation, (Harlow Neighbourhood Information Service 2009)



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Figure 4: Key Statistics (March 2009)

Population

	Harlow	Essex	East of England	Great Britain
All Persons	78,300	1,376,400	5,661,000	59,216,200
Male	38,000	672,200	2,778,300	29,054,100
Female	40,300	704,300	2,882,700	30,162,100

Source: ONS Mid-Year Estimates

Economy

2006 GVA (Gross Value Added)

	Harlow	Essex	East of England	UK
£ millions	1,372*	20,424	90,161	1,154,959
£ per head	17,571*	15,020	19,599	19,063

*Harlow data is sourced from UK Competitiveness Index, (2004 Data), Robert Huggins and Associates

2007 Number of Jobs

	Harlow	Essex	East	Great Britain
All Persons	37,617	504,827	2,377,560	26,599,195
Wholesale, Retail, Repairs	8,628	97,419	446,867	4,415,858
Real estate, renting & bus. activities	7,385	80,729	420,742	4,707,407
Manufacturing	5,948	53,973	254,557	2,821,958
Transport and Communications	2,360	32,825	145,091	4,120,653
Hotels & Restaurants	2,169	31,241	140,207	1,557,687
Construction	1,038	34,015	131,601	1,291,332

Source: Annual Business Inquiry 2007

2007 VAT-Based Enterprises (Businesses)

		Harlow	Essex	East	Great Britain
Actual (2007)	New registrations as % of total stock	11.1%	10.0%	9.6%	10.2%
	New registrations per 1,000 working age population (Rate)	4.4	5.9	6.5	6.4
Forecast (2012)	New registrations (forecast)	237	5,104	19,759	198,130
	New registrations per 1,000 working age population (Rate)	4.69	6.03	5.58	5.28

Source: BERR – VAT Registration/Deregistrations / Annual Population Survey (APS)

2007 VAT Based Enterprises by Age of Business (Percentage Breakdown)

	Harlow	Essex	East	England
Less than 2 Years	19.5%	16.6%	16.3%	17.3%
2-3 Years	17.0%	14.9%	14.5%	14.6%
4-9 Years	23.8%	26.1%	25.0%	25.6%
10+ Years	39.6%	42.4%	44.2%	42.4%

Source: National Statistics – Neighbourhood Statistics

Business and Jobs Density (2007)

	Harlow	Essex	East	Great Britain
Jobs Density No. of jobs to people (working-age)	0.77	0.60	0.69	0.72

Source: ABI 2007 (Employee – Jobs)
ONS population estimates

Labour Market

2008 Average Full-Time Earnings (Workplace)

	Harlow	Essex	East	Great Britain
All Persons	617.1	468.1	468.1	479.1
Male	676.4	513.8	498.7	523.5
Female	497.3	398.5	382.9	412.4

Source: ONS annual survey of hours and earnings – workplace analysis – (Median Gross earnings in pounds)

2008 Average Full-Time Earnings (Resident)

	Harlow	Essex	East	Great Britain
All Persons	424.1	527.2	498.7	479.3
Male	511.1	584.0	550.8	525.0
Female	383.1	423.7	423.7	412.7

Source: ONS annual survey of hours and earnings – workplace analysis – (Median Gross earnings in pounds)

Working Age in Employment July 2007 – June 2008

	Harlow	Essex	East	Great Britain
Working Age Population	48,700	832,800	3,454,209	36,815,081
% Employment rate	77.1	77.4	77.7	74.5
Number of Working Age Employed	37,200	641,000	2,663,900	27,276,900

Source: Annual Population Survey

† Number is total of working age (16-59/64) who are employed

% are for those who are economically active, and employed / total of working age (16-59/64) population

Benefits

Unemployment (Model Based Unemployment) Jul 07 – Jun 08

	Harlow	Essex	East	Great Britain
Unemployed	2,400	32,900	123,400	1,562,800
Total rate	5.7%	4.6%	4.2%	5.2%

Source: ONS Annual Population Survey

Unemployment (Job Seeker's Allowance Claimants) January 2009

	Harlow	Essex	East	Great Britain
All persons	2,088	22,904	96,718	1,251,712
Total rate	4.3%	2.8%	2.8%	3.4%

Source: ONS Claimant Count (% is a proportion of resident working age people)

Unemployment (Job Seeker's Allowance Claimants) by Ethnicity (August 2008)

	Harlow	Essex	East	Great Britain
"White" Claimants	82.0%	87.6%	82.0%	75.9%
All other ethnicities (BME groups)	9.0%	3.4%	8.9%	15.7%
Unknown or Prefer not to say	4.9%	8.8%	9.1%	8.4%

Source: ONS Claimant Stock & Flows by Ethnicity "White" claimants refer to 'White British', 'White Irish' & 'White Other'

Any Benefit - Claimants - August 2008

	Harlow	Essex	East	Great Britain
All Persons	7,160	91,120	379,630	5,214,440
Male %	49.6%	47.8%	45.5%	47.0%
Female %	50.4%	52.2%	54.5%	53.0%

Claimant Age: 16+ / Source: DWP (figures and totals rounded & unadjusted)

Education & Skills

Economically Active NVQ Attainment, Jan 2007 – Dec 2007

	Harlow	Essex	East	Great Britain
No Qualifications	18.7%	14.4%	12.5%	13.1%
NVQ Level 2+	51.2%	59.4%	62.2%	64.5%
NVQ Level 3+	40.4%	39.3%	43.4%	46.4%

Source: ONS Annual Population Survey

Education, 2007 / 08

	Harlow	Essex	England
GCSE 5+ A* - C (2008)	60.6%	63.3%	65.3%
GCSE 5+ A* - C Including English & Maths (2008)	40.1%	49.0%	47.6%
Key Stage 2 English Attainment: Level 4+ (2007)	74.1%	79.6%	80%
Key Stage 2 Maths Attainment: Level 4+ (2007)	72.5%	76.6%	77%

Source: Dcsf

Appendix 3: Performance Indicators

Regeneration Strategy – Performance Indicators						
<u>Primary Indicators</u>	<u>Type</u>	<u>PSA Ref</u>	<u>b.baseline & l.Latest</u>	<u>t. Target</u>	<u>Reporting Cycle</u>	<u>Reason for including</u>
NI5 Overall / general satisfaction with local area	LAA / National Indicator	CLG DSO – Build Prosperous Communities	b. 65% (2006/07) l. 75% (Dec 08)	t. 82% (2010/11)	Annual	The key to these regeneration projects is to improve the level of satisfaction of those living within them.
NI117 16 to 18 year olds who are not in education, employment or training (NEET)	LAA / National Indicator	PSA 14	b. 5.2% (2006/07) l. 4.6% (Dec 08)	t. 4.2% (2010/11)	Quarterly	A central part of the Regeneration Strategy will be to reduce social exclusion and youth unemployment. Encouraging young leavers onto education and employment will be crucial for future economic wellbeing.
NI120 All-age all cause mortality rate (male)	LAA / National Indicator / PCT – Health Inequalities	PSA 18	b. 1327.86 (2006/07)	t. 1277.66 (2010/11)	Annual	This forms part of the central activity of the West Essex PCT, to reduce some of the severe health inequalities particularly in Harlow’s deprived neighbourhoods.
NI151 Overall Employment rate (working-age)	LAA / National Indicator / HDC	PSA 8	b. 86.2% (2007) l. 86.6% (2008)	t. 83.7% (2010/11)	Quarterly	High employment and economic activity rates will be essential to economic prosperity
NI155 Number of affordable homes delivered (gross)	National Indicator / HDC	PSA 20	b. 40 (2002/06)	t. 263 (2010/11)	Annual	Delivering affordable homes will be crucial in a) dealing with housing demand, b) allowing people to access the housing c) continuing to ensure a diversity offer

NI 163: Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher	LAA / National Indicator /	PSA 2	b. 24,700 (2007)	t. 26,182 (2010/11)	Annual	Improving skills levels is essential to allow local residents to access quality jobs and accessing the rates of pay available (see below)
NI 171: New business registration rate	LAA / National Indicator /	BERR DSO	b. 52.8 (2005/07)	t. 60.9 (2010/11)	Annual	There are clear benefits to local economies of having vibrant start-up markets. It creates competitive pressure and drives up business performances as well as the provision of variety of goods and services.
RN003: Percentage difference between workplace and resident earners in the area	Local Indicator / HDC	N/A	b. 45.5% (2008)	t. 34.1% (2012) 22.8% (2015) 11.4% (2018) 0.0% (2021)	Annual	The wage gap between people who work and do not necessarily live in Harlow, and the residents of Harlow has grown starkly during the past seven years. This is due to the fact that Harlow's workplace earners have earned increasingly higher wages in the area year on year whilst Harlow's residents have taken lower paid work; this is especially true of resident's females in the area. This is a particular reflection of Harlow's difficulty in retaining highly skilled workers to live in the Town.

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REPORT TO: CABINET OVERVIEW WORKING GROUP

DATE: 12 MARCH 2020

TITLE: HOUSING STRATEGY – INTERIM REPORT

LEAD OFFICER: JANE GREER, HEAD OF COMMUNITY
WELLBEING (01279) 446406

CONTRIBUTING OFFICER: ALISON FOX, REGENERATION PROJECTS
MANAGER (01279) 446407

RECOMMENDED that:

A Progress on the development of the Housing Strategy is noted.

BACKGROUND

1. In October 2019 an interim report on the development of the new Housing Strategy was taken to the Overview Working Group (OWG), where it was agreed that a subgroup of the OWG would be formed to undertake the more detailed work required to create the strategy. The Strategy will identify the key priorities and issues for strategic housing in Harlow and set out how the Council intends to address the key housing issues.
2. Councillors Jean Clark, Simon Carter and Nancy Watson were nominated to form the subgroup and arrangements were made for the subgroup to meet on a monthly basis from November 2019.
3. A variety of background papers have been supplied to the subgroup, and over the past few months they have reviewed the proposed content of the Strategy, helping to ensure that the content links-in with key Council agendas and that consensus is achieved on the proposed content.
4. In January, the subgroup reviewed survey questions and a summary document of the proposed content of the Strategy which is forming the basis of a consultation exercise taking place between 3 February and 22 March 2020. The summary of the proposed content of the Strategy is included as Appendix A.
5. The consultation is hosted on the Council's website and is aimed at local residents and Councillors, as well as the Council's relevant partners and other stakeholders. The consultation will be circulated to a wide variety of stakeholders including registered providers and developers and will be promoted to local residents via social media.

ISSUES/PROPOSALS

6. Once the feedback from the survey is collected, it will be reviewed and the full version of Housing Strategy will be drafted. The final version of the Strategy will be reported to the next meeting of the OWG.

IMPLICATIONS

Environment & Planning (Includes Sustainability)

The development of a Housing Strategy is an important step following the completion of Harlow's new Local Development Plan and will provide part of the evidence in the five year review of that Plan. The development of the Housing Strategy will also provide a clear statement of Harlow's needs and aspirations as part of the plans for the Harlow and Gilston Garden Town.

Author: Andrew Bramidge, Head of Environment & Planning

Finance (Includes ICT)

None specific.

Author: Simon Freeman, Head of Finance and Deputy to the Chief Executive

Housing

As outlined in the report.

Author: Andrew Murray, Head of Housing

Community Wellbeing (Includes Equalities and Social Inclusion)

As contained within the report.

Author: Jane Greer, Head of Community Wellbeing

Governance (Includes HR)

The consultation currently being undertaken will ensure that it reflects residents priorities for house building in the Harlow area and shapes Council's future strategy.

Author: Simon Hill, Head of Governance

Appendices

Appendix A - Harlow Housing Strategy Summary 2020 – 2025 (February 2020)

Background Papers

None.

Glossary of terms/abbreviations used

None.

Harlow Housing Strategy Summary 2020 – 2025

February 2020

Introduction

Harlow Council is producing a new Housing Strategy that will provide the priorities for strategic housing in Harlow over the next five years (2020 to 2025). We are currently consulting local residents, our partners and other stakeholders on what the strategic housing priorities and issues are for Harlow to ensure that the Housing Strategy reflects the right things. This document provides a summary of the proposed content of the new Housing Strategy and will hopefully be helpful as background reading when responding to the Housing Strategy survey.

The Housing Strategy will identify the key priorities for strategic housing in Harlow and will set how the Council intends to address the key housing issues. The Housing Strategy will help guide future planning and delivery of new homes to help meet local needs.

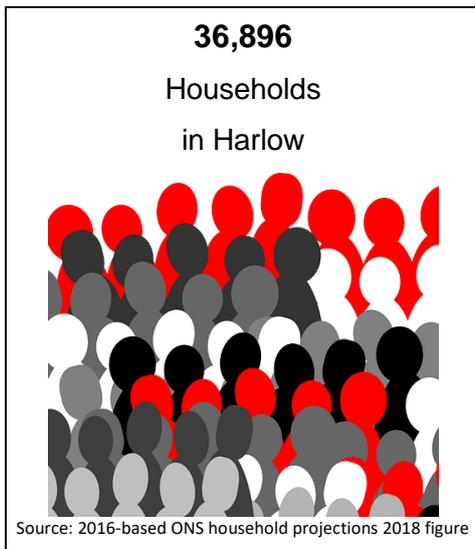
It should be noted that the Harlow Local Plan and the Strategic Housing Market Assessment provide greater information and data about housing needs for Harlow over the next 25 years.

The Housing Strategy will not cover Council Housing tenancy issues or Homelessness issues, as these are covered by separate strategies.

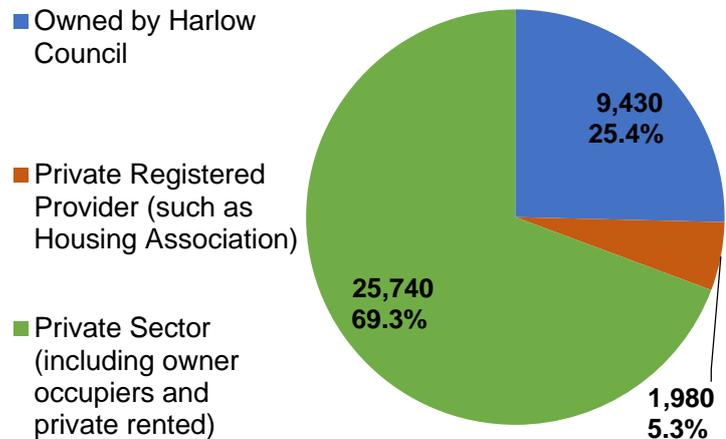


Harlow Key Housing Characteristics

The following provides a summary of the current housing market in Harlow.



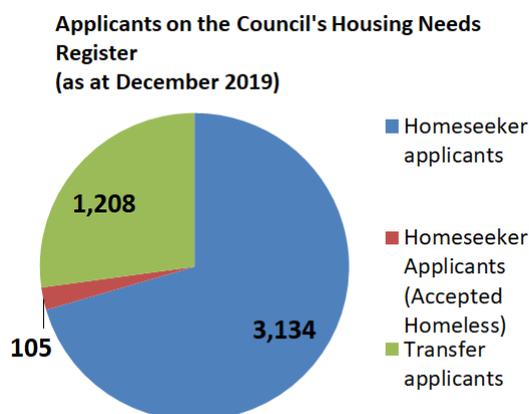
Tenure of dwellings in Harlow 2017



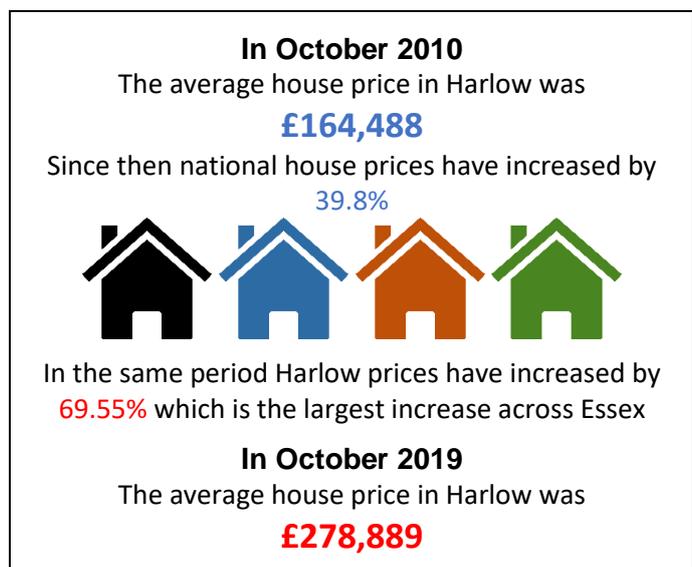
There has been a shift in the tenure that people live in between 2001 and 2018

	Census 2001			YouGov 2018			Percentage point change 2001 to 2018		
	Owens outright, mortgaged or shared ownership	Social Housing	Private rented or lives rent free	Owens outright, mortgaged or shared ownership	Social Housing	Private rented or lives rent free	Owens outright, mortgaged or shared ownership	Social Housing	Private rented or lives rent free
Harlow	64%	32%	4%	40%	34%	26%	-24%	2%	22%
East Herts	80%	10%	9%	69%	8%	23%	-11%	-2%	14%
Uttlesford	79%	11%	10%	70%	14%	16%	-9%	3%	6%
Epping	80%	13%	7%	71%	9%	20%	-9%	-4%	13%
England	73%	16%	11%	59%	13%	28%	-14%	-3%	17%

Source: Shelter, Growth in the private Rented Sector 2001-2018



Source: Harlow Council Housing Revenue Account Business Plan 2019 to 2049



Source: HM Land Registry 2019

Proposed structure and content of Harlow's Housing Strategy 2020 to 2025

The following four priorities have been identified as being key for Harlow over the next five years:



The Housing Strategy will have a chapter on each priority.

Each Chapter will:

- Outline why the priority is important
- Set out key objectives for The Council regarding the priority
- Identify themes that will help focus activity to meet the objectives
- Outline what we plan to do to help meet the priority

Priority 1 – Creating a suitable supply of new housing to meet local housing needs

Objective 1.1

Increasing the **supply of new housing** generally across the town to meet the needs of local residents and workers

- Theme a - Increasing new build completions
- Theme b – Supporting growth through the Harlow and Gilston Garden Town
- Theme c – Enabling self-build and custom build housebuilding

Objective 1.2

Maximising the supply and diversity of affordable housing options to ensure the right type of housing is available in the right places

- Theme a - Affordability of local housing market for local people
- Theme b - Affordable housing negotiated through the planning system
- Theme c - Diversifying the range of affordable housing options to provide greater affordable choice for local people

Objective 1.3

Develop a **Council House Building Programme**

- Theme a - Develop the Council's housebuilding programme
- Theme b - Building homes that are energy efficient / carbon neutral

Key issues:



Housing need in Harlow:

The **total housing need** (taking account of existing residents' needs and planned growth) identified for Harlow between 2011 and 2033 is **7,409 new dwellings**.

The amount of **affordable housing** identified for Harlow between 2011 and 2033 is **3,400 new dwellings**.

The average number of **new affordable houses required each year is 182**



Harlow and Gilston Garden Town:

The development of **Harlow and Gilston Garden Town** will deliver an estimated additional 16,000 homes by 2033 in and around Harlow.

2,600 homes are planned within the boundary of Harlow, (30% of which will be affordable)



Self-build and custom build housebuilding:

Statutory duty on Council to maintain a self-build register and to provide adequate planning permissions for serviced plots that can be sold to interested individuals or groups.

Over 50 people have registered on Harlow's self-build and custom build register.

Affordability of housing in Harlow:

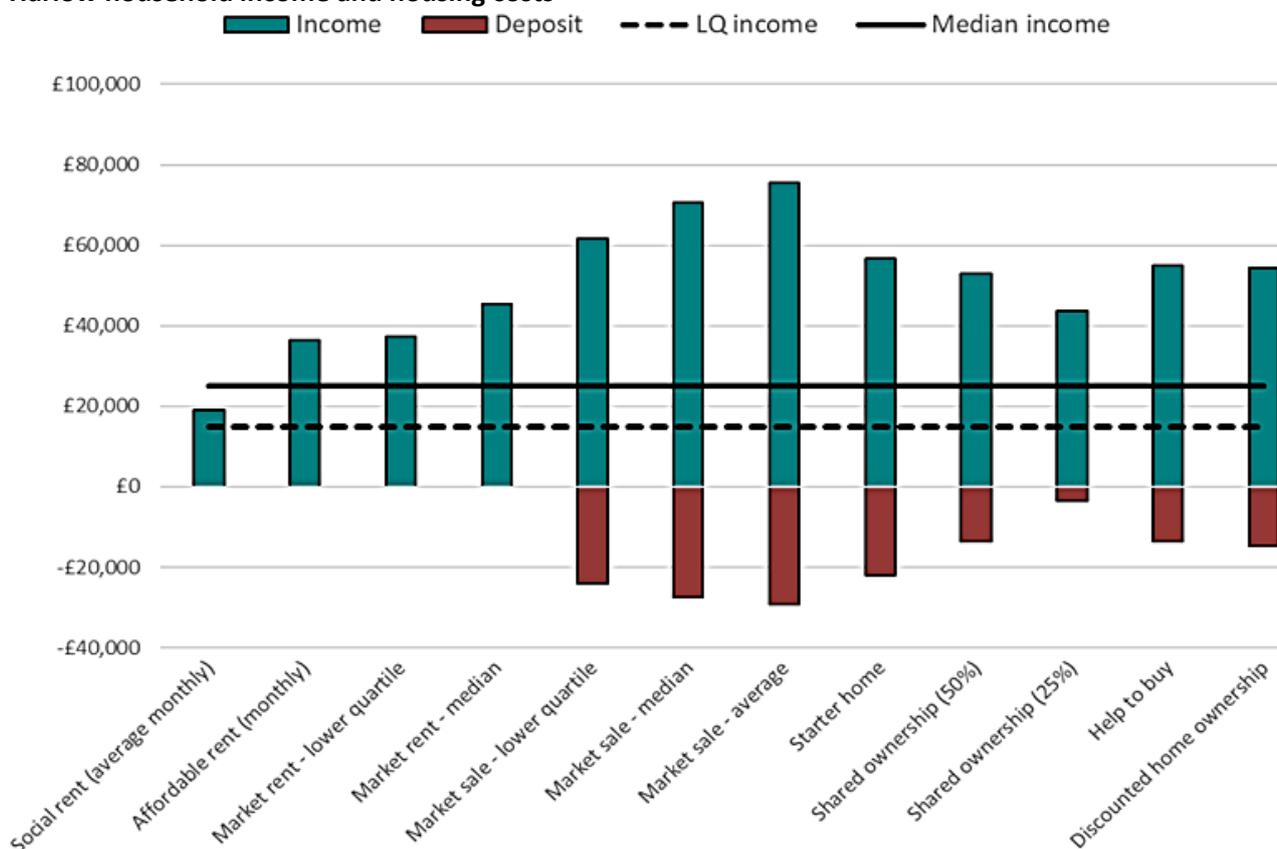
Comparative medium private rental price (PCM) 2010 – 2018			
Location	Median price by year (£)		% change 2010 -2018
	2010	2018	
Harlow	724	949	+31.1
East of England	698	849	+21.6
England	893	1,075	+20.4

Source: Zoopla PPD 2019

Cost of alternative tenures in Harlow	
Tenure option	2018 median price
Social rent (average)	£399
Affordable rent	£759
Market rent – lower quartile	£776
Market rent – median	£949
Market sale – lower quartile	£240,000
Market sale – Median	£275,000
Market sale – average	£293,620
Starter Home	£220,000
Shared ownership (50%)	£137,500
Shared ownership (25%)	£68,750
Help to buy	£206,250
Discounted home ownership	£205,534

Source: ARC4 P49 – data from Land Registry Crown copyright 2019, Zoopla 2019, MHCLG, RSH SDR 2018

Harlow household income and housing costs



Source: ARC4 p52

Priority 2: Addressing the housing needs of target and vulnerable groups

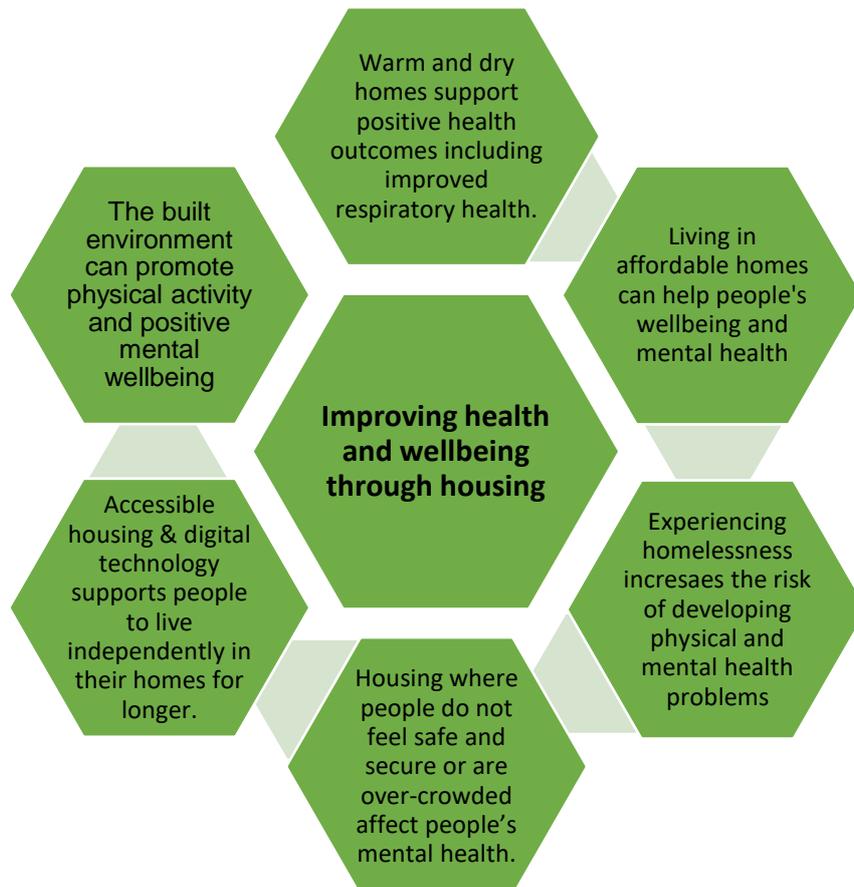
Objective 2.1
Improving health and wellbeing through housing

- Theme a - Ensuring good quality and accessible homes
- Theme b - Ensuring homes benefit from digital technology that supports health and wellbeing of residents
- Theme c - Built environment that promotes healthier lifestyles

Objective 2.2
Address the housing needs of **target and vulnerable groups**

- Theme a - Homeless
- Theme b - Older people's housing
- Theme c - Housing for people with disabilities including physical disabilities, mental health, learning disabilities
- Theme d - Supported housing
- Theme e - Gypsy and travellers
- Theme f - Housing for people under 35 years old
- Theme g - Young people leaving care
- Theme h - Key workers
- Theme i - Ex-Offenders
- Theme j - Veterans

Key Issues:



Further Points:

- The Council has at any one time in the region of 250 to 280 households living in temporary accommodation.
- The main reason for homelessness is “no fault” evictions from the Private Rented Sector (S21 notices).
- The numbers of people sleeping rough in Harlow has fluctuated since 2010 – but after significant work – the number reduced from 24 in 2017 to just 9 in 2018.
- Harlow council adopted a new Homelessness and Rough Sleepers Strategy (2019 to 2024) in October 2019, which has the overarching objective of eliminating rough sleeping and providing a service that focuses on the prevention of homelessness.
- Harlow’s Homelessness and Rough Sleeping Strategy identifies the increase in clients with mental health and / or complex needs and the reduction in Housing Related Support by Essex County Council as two key challenges faced in tackling homelessness locally.
- Between 2015 and 2025 it was predicted that the number of over 65’s living in Harlow will increase from 13,200 to 16,000; an increase of 21% and will represent 17% of the total population of the District .
- Essex County Council has identified the need for 60 additional extra care units in Harlow.
- People under 35 years old of all incomes are being priced out of the housing market in all tenures.
- Not providing young people leaving care with appropriate support can result in a lack of stability and prevent young people achieving a smooth transition to independence and achieve their best life chances.
- As part of its Local Plan Harlow Council undertakes regular Gypsy and Travellers Accommodation Assessments that identify if additional sites are required.
- Essex-wide Prisoner Housing Protocol introduced which aims to reduce the number of Essex adult offenders who leave custody without suitable accommodation to move into, and especially reduce the number of offenders obliged to sleep rough or to move into accommodation which is unsafe for themselves or others.
- Nationally veterans account for 0.72% of households accepted as homeless by Local Authorities but research suggests that actually 3% of homeless households accepted as homeless are ex-veterans.
- Key Workers support the local economy and help achieve economic prosperity and growth, so affordable housing for key workers could help local businesses to recruit and retain essential staff.

Priority 3 - Improving housing in the Private Sector

Objective 3.1

Understanding the importance of the private rented sector within the local housing market

- Theme a - Growth of the private rented sector
- Theme b - Importance of the Private Rented Sector in helping prevent homelessness in Harlow
- Theme c - The impact of the growth of permitted development office conversions to residential

Objective 3.2

Improving conditions for tenants within the private rented sector

- Theme a - Conditions of private rented sector housing
- Theme b - Evictions from private rented sector resulting in homeless applications
- Theme c - Affordability of the private rented sector

Objective 3.3

Improving the conditions of the wider Private Sector

- Theme a - Empty homes
- Theme b - Improving wider private sector housing

Key issues:



Growth in the private rented sector

The number of households in Harlow that are living in private rented housing has grown substantially from 4% in 2001 to 26% in 2018 (a 22% growth).

This is greater than the national picture of a 17% increase.



Local Housing Allowance (LHA) rates have not kept up with market rents since 2010 and are currently frozen at 2016 rates.

The main reason for homelessness is “no fault” evictions from Private Rented Sector (S21 notices).



Growth of Permitted Development office conversions to residential

- Permitted development conversions have created over 1,000 new residential units in Harlow in the last few years, the majority of these are located in inappropriate environments.
- If 1,000 residential units had been built via schemes that need planning permission it would be expected that 30% would be affordable units.



Improving the conditions of the wider Private Sector

The 2008 Harlow House Condition Survey suggested that 24.9% of all housing in Harlow was a non-decent standard. This included 23.1% of owner occupied housing and 34% of the Private Rented Stock.

Priority 4 - Supporting the regeneration of Harlow

<p style="text-align: center; margin: 0;">Objective 4.1</p> <p style="margin: 0;">Ensuring the delivery of new housing in the Town Centre contributes to a vibrant and sustainable town centre</p>	<ul style="list-style-type: none"> Theme a - Supporting the regeneration of the Town Centre through housing provision Theme b - Exploring opportunities for specialist housing within the Town Centre
<p style="text-align: center; margin: 0;">Objective 4.2</p> <p style="margin: 0;">Supporting the growth of Harlow and Gilston Garden Town</p>	<ul style="list-style-type: none"> Theme a - Harlow and Gilston Garden Town Housing Plan
<p style="text-align: center; margin: 0;">Objective 4.3</p> <p style="margin: 0;">Supporting the regeneration of Harlow</p>	<ul style="list-style-type: none"> Theme a - Estate regeneration programmes Theme b - Regeneration through development
<p style="text-align: center; margin: 0;">Objective 4.4</p> <p style="margin: 0;">Supporting the economic growth of the town through housing</p>	<ul style="list-style-type: none"> Theme a - Supporting recruitment and retention of staff for key businesses within the town Theme b - Skills shortages within the construction industry Theme c - Ensuring all housing has high quality digital infrastructure Theme d - Supporting the delivery of high quality and environmentally sustainable new house building

Key Issues:



Cabinet Overview Working Group Work Plan 2019/20

Work	Thursday 15 August 2019	Thursday 10 October 2019	Thursday 28 November 2019	Thursday 16 January 2020 CANCELLED	Wednesday 12 March 2020
Regeneration Strategy		Interim Report			Interim Report
Local Council Tax Support Scheme			Report		
Treasury Management Strategy			Strategy Review		
Housing Strategy		Interim Report			Interim Report
Climate Change Strategy	Initial Report				

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