**WEST LONDON ALLIANCE**

**Specification for preparation of a Town Centre Commercial, Business and Service Study**

**PART 1 - REQUIREMENTS**

**BACKGROUND**

The West London Alliance (WLA) is a partnership of seven London councils – Barnet, Brent, Ealing, Hammersmith and Fulham, Harrow, Hillingdon and Hounslow. It also works closely with the Old Oak and Park Royal Mayoral Development Corporation (OPDC). It is amongst the largest formally-constituted joint working areas in the United Kingdom. It covers an area with a growing population of over two million and the second largest economy and the most productive workforce in the country. However, it faces several potential constraints to growth, including increasingly unaffordable housing, growing congestion, stubbornly high levels of economic inactivity, wide variation in different groups’ economic outcomes and weak productivity growth.

West London has an ambitious programme to use the planning system to support the sub-region’s sustainable growth. As part of this it is preparing a range of joint evidence base studies, commissioned through the WLA, to inform emerging planning policy including local plan reviews and development of Community Infrastructure Levy (CIL) charging schedules, while promoting joint working and policy development across West London. This commission is a central element of this programme, dealing with issues integral to its delivery.

The London Plan identifies 49 metropolitan, major and district town centres (Brent Cross is identified as a potential metropolitan centre; Old Oak High Street is identified as a potential future major centre) - a full list of these is set out in Appendix A. There are in addition large numbers of smaller neighbourhood centres and shopping parades across the sub-region. Economic sectors typically based in town centres (retail/wholesale, finance and insurance, real estate and arts) comprise 21% of West London’s jobs and before the pandemic was responsible for 32% of West London’s GVA. Town centres are an essential part of the local economy. They provide a focus for local civic and cultural life and essential services to local people; they also play vital roles as part of the spatial fabric and a focus for local identity – and as hubs for transport and other infrastructure.

In common with town centres across the country, those in West London are experiencing major changes. Long-standing trends of consolidation in the retail and service sectors have been accelerated by the growth in internet-based shopping. Public sector retrenchment has seen more centres lose local service outlets. At the same time expectations of the roles centres should play have changed – greater emphasis on the night-time economy, availability of flexible and digitally-enabled workspaces and as places where people may live as well as shop. All of these trends have been inflected by the impacts of the pandemic (which saw a 10% drop in GVA from “town centre” sectors in 2020).

As part of its response to the pandemic, the WLA published a “Build and Recover” strategy which identified town centres as a key theme for work. This set an aim for West London’s town centres as:

* successful, sustainable, and resilient places that are at the heart of their communities
* differentiated by a rediscovered local identity, heritage and character, whilst simultaneously reinventing themselves for the modern post-Covid age
* incorporating more workspace for businesses to start up and grow
* incorporating new housing covering all tenures
* having new recreation, leisure, culture, arts, entertainment, health and community provision to drive footfall throughout the day and evening
* less dominated by traffic, with attractive open and green spaces to encourage people to dwell and socialise

**PURPOSE OF THIS BRIEF**

***Objectives***

Against this background, the West London local planning authorities are committed to maintaining a range of centres meeting a range of community needs at all times of the day and to ensuring their continued vitality and viability. In particular they are keen to ensure centres’ sustainable success as places where retailers and others want to invest and to explore the scope for them to play an important part in addressing the causes and consequences of climate change. The context for delivery of these objectives has been changed by recent Government amendments to the Use Classes and General Permitted Development orders and the proposals in the “Planning for the Future” white paper.

This study is intended to enable local planning authorities to develop planning and complementary policies to deliver their objectives for town centres in the new environment. It forms the first part of a potentially two-stage study, focussing on strategic and policy issues affecting town centres. This is likely to be largely qualitative in nature, but including a sense-check of existing borough evidence (recent retail need studies, health centre healthchecks etc – a list is attached as Appendix B) in the light of changing economic/policy circumstances.

It will consider:

1. the changes in the retail, service and other business/commercial uses most relevant to West London centres and how these might affect floorspace requirements for Class E uses and local planning authorities’ ability to realise their policy objectives
2. the changes to planning legislation and policy and the proposals in the “Planning for the Future” white paper that are likely to affect the trends identified in the relevant sectors in West London centres and the ability of local planning authorities (and their partners) to realise their policy objectives.
3. Steps local authorities and their partners can continue to take – whether in their role as local planning authorities more widely – to deliver effectively on their policy objectives and aspirations for town centres and the contributions they make to the wellbeing of their wider areas.

The second stage will draw on the results of the Stage 1 study and bespoke survey work to establish how much of each of the uses covered by the new Use Class E much may be needed over the period to 2036 and the key trends and drivers affecting this. Its focus will be more quantitative than stage 1 and is likely to involve a town centre use need study informed by a household survey. This is not being pursued at present given the disruption to patterns of town centre usage as a result of the pandemic).

The desired output is an evidence base and practical recommendations that boroughs can draw on in preparing local plan policies for town centres and in defending them at examination. It would also be designed to help those preparing “Planning for the Future”-style plans and design codes to the extent this is possible given the current stage Government has reached in thinking these through.

The study should consider both current trends and the potential impacts of the pandemic and the measures taken to deal with it, Brexit and the changes made and proposed by Government to the planning system, wherever possible identifying those likely to have effects in the short (12-18 month), medium (18 months-5 years) and long (5-15 year) terms.

***Scope***

1. Drawing on existing borough and other available data, a broad overview of how much Use Class E (and related sui generis – particularly uses covered by article 3(q)-(v)) uses exist in West London town centres, broken down by each element E(a)-(g). What vacancy levels are there? Which centres have seen particular changes over the past 10 years? There should be clear differentiation between immediate impacts of the Covid pandemic and longer-term trends.
2. Based on West London evidence and experience elsewhere, suggesting broad qualitative benchmarks for the quantity, mix and types of Use Class E and related sui generis uses (and a broad indication of Class F uses) required to ensure functioning vibrant and viable town centres providing a range of services and opportunities for local communities on a sustainable basis (supporting a virtuous cycle of encouraging footfall and encouraging future investment that will support further success into the future) at metropolitan, major, district, neighbourhood levels in West London.
3. Drawing on existing borough and other available data, how much Class E (again broken down by each element Class E(a)-(g)) exists outside town centres? Are there any clusters of these uses on a scale or kind that should be recognised in policy and/or might affect currently recognised centres?

Work on (1) – (3) should identify data gaps that should be filled as part of the stage 2 work. It is not envisaged that this stage would involve significant new data collection.

1. A review of potential changes in the relevant sectors (taking account of effects of Government/regional/sub-regional and local initiatives to address the pandemic and its consequences). This should include both:
	* longer-term structural changes in the relevant sectors – decline of medium-sized centres, retail consolidation, changes in traditional non-food shopping (e.g. department stores, high street furniture stores), likely future trends for on-line shopping, scope for click and collect, changes in employment densities and use of workspaces; and
	* wider socio-economic and other factors likely to affect the use of centres and the balance of uses within them over the long-term, including employment security, likely post-pandemic economic and fiscal policies, Brexit and wider anticipated longer-term trends (such as potential social changes and changes to peoples’ requirements of centres of different kinds and locations, work patterns, shopping needs and habits).
2. Identifying likely future effects of changes to the UCO/General Permitted Development Order and means of managing these:
	* Potential loss of strategic office locations that are reliant on a critical mass (drawing on experience of office to resi permitted development rights)
	* Potential rapid loss of  B1(c) floorspace that is defined as being essential to the functioning of London's economy
	* Protection/support/prevention policies for F1 and SG uses e.g. Pubs, Concert Halls, Takeaways etc.
	* Protection/support policies for non-retail E uses (e.g. health centres)
	* The potential for small sites in and around town centres to come forward for housing rather than retail or town centre uses under the new UCO and government white paper).
3. A literature review on impacts of UCO/GPDO changes and zoning-based approaches to centres internationally. Drawing on this, making general recommendations for improving town centres (planning and non-planning) - e.g. potential use of article 4 directions, public transport, public realm, opportunities such as markets, pop ups and other meantime uses, additional outdoor dining etc which can be enabled within the public realm or more flexibly within multi/flexible use buildings, new residential development etc.
4. Identifying the opportunities at strategic and individual centre levels to provide more niche/specialist offer within a context of a wider network of (probably smaller), complementary rather than competing centres across the sub-region and including scope for meanwhile and flexible workspace uses.
5. Making recommendations on ways of delivering policy objectives for town centres into the future in the light of Government proposals for changes to the planning system – possible use of zoning tools (including potential for town centre zones) and whether there are any “development management” policies (in the sense the term is used in the white paper) where “exceptional circumstances necessitate a locally-defined approach”.
6. In particular, making recommendations about the types of building form typologies which are likely to be required and can be delivered through design codes (e.g. small ground floor units or entire purpose-built blocks, floorplates). Drawing on experience with zoning-type approaches in the UK (such as local development orders) and internationally, are there any form-based policies that could be of benefit in ensuring the amount and type of Use Class E uses required in a zoning-based system? Are there particular public realm improvements to be delivered by, or complementary to, development proposals (e.g. forecourts, provision for outside dining etc)?

**METHOD**

The study will be overseen by a steering group of West London borough planning officers.

The consultants will consult with relevant borough officers and other stakeholders including business improvement districts, West London Business and chambers of commerce and other local and regional business groups. They will draw both on locally-generated evidence and wider literature and thinking on relevant issues. They will also have regard to relevant developments in national planning legislation and policy, including forthcoming changes to the National Planning Policy Framework and publication of the National Model Design Code.

It is anticipated that the study will be based around the following key stages:

1. **Inception**

Confirmation of project scope and timelines and agreement of arrangements for stakeholder engagement and exchange of data.

1. **Quantitative assessment**

Completion of elements 1-3 above (quantification of relevant uses in and outside town centres and agreement of benchmarks), with a workshop session to review findings.

1. **Review of trends**

Completion of elements 4-6 (review of developments in town centre-based sectors and impacts of legislation/policy changes and proposed planning reforms), with a workshop session to review findings and agree scope of next stage.

1. **Policy recommendations**

Completion of elements 7-9 (identifying opportunities and making recommendations), with a workshop session to review and discuss outcome and agree finalisation of report.

1. **Final reporting**

**DELIVERABLES**

The study should take the form of a written report (including non-technical executive summary) and a PowerPoint (or equivalent) summary.

**PART 2**

**1. Budget**

Proposals should not exceed £65,000, excluding VAT.

**2. Programme and timetable**

**Timescales**

|  |  |
| --- | --- |
| Set out below is the proposed procurement timetable, as well as that proposed for the study itself. This is intended as a guide and, whilst the Council does not intend to depart from the timetable, it reserves the right to do so at any time. **Event**  | **Completed by**  |
| Issue of brief for tenders  | 24th September 2021  |
| Closing date for tenders  | 22nd October 2021 4pm  |
| Clarification interviews – presentations and questions to be assessed as part of overall evaluation (if necessary) | w/b 1st November2021  |
| Evaluation and decision on preferred tender  | w/b 8th November2021 |
| Award of contract  | w/b 22nd November 2021 |
| Project working group inception meeting  | w/b 29th November 2021  |
| Quantitative assessment stageReview of trends stage | 6th December 2021-28th January 20221st February 2022 – 1st April 2022 |

Policy recommendations stage 8th April 2022 – 3rd June 2022

Submission of final report by: 1 June 2022

**3. Management arrangements**

Although this commission will be formally procured and contracted through the London Borough of Ealing, the clients for this project will be the West London Boroughs of Barnet, Brent, Ealing, Hammersmith and Fulham, Harrow, Hillingdon and Hounslow, working through the West London Alliance (WLA). Day-to-day management of the contractor will reside with the WLA through a designated project manager who will:

* Manage day to day administration of the project;
* Act as the principal contact for the Consultant;
* Issue all instructions to the Consultant;
* Coordinate required meetings;
* Oversee quality control
* Upon satisfactory completion of prior agreed stages, approve payment of invoices related to this study.

A joint Project Working Group will be established for the project comprising representatives of the boroughs. There will be a series of face to face meetings (one inception meeting, three progress meetings / workshops, likely at the end of the second, third and fourth key stages identified above and one final meeting between the Working Group and the Consultant at intervals agreed at the inception meeting. Meetings will take place at Ealing Council’s offices (Perceval House, Ealing unless otherwise agreed) and may take a “hybrid” format making use of remote access technology. It is anticipated that at least one over the phone progress meeting will occur every two weeks. The Consultant must be available at least by phone for the duration of the project. Consultants are invited to submit a timetable based on their ability to meet our requirements as set out in this brief. Consultancy support is required at all stages of the process.

The study and its constituent elements will be the copyright of the West London Alliance. It will be published on the WLA and/or West London borough websites and should be prepared with this in mind.

**4. Submission Requirement:**

Written submissions are invited from interested consultants setting out understanding of, and proposed approach to, the brief and setting out:

* Experience
* Potential to add value.
* Proposed approach to identification of strategic infrastructure in line with the principles set out in this Specification.
* CVs and costs/time breakdown (including hourly billing rates) of all staff that will work on the project, stating the individual contribution each will make. The proposed project manager should be identified. Day rates should be given for any subsequent additional work.
* Details of the number of days to be spent on the key areas of the brief for each member of the project team and the proposed breakdown of costs/time for each.
* Any additional considerations consultants they consider necessary in meeting the aims of the project.
* Three examples of similar projects involving strategic cross-boundary and inter-agency work undertaken elsewhere in the last five years, with project budget, client name, email address and contact number for references.
* The fee proposal broken down into days and rates.
* Details of internal quality assurance systems that will be used for the project.
* Details of levels of professional indemnity insurance and public liability insurance held.
* Details of relevant equal opportunities policies.
* If the Consultant is unable to provide all the works themselves, they must specify and give details of any sub-contractors.

Consultants bidding for this project must confirm that they have no conflict of interest or declare any actual or potential conflicts. Failure to do so could result in your submission or contract (if awarded) being invalid.

**Submissions should be received no later than 4 pm on 22 October 2021 and be made in writing (copies should also be submitted electronically to barrypurssella@ealing.gov.uk). They are to be valid for 90 days from the date of tender submission and be not more than 10 sides of A4 in length (with additional information as appendices). Total individual email sizes should not exceed 5MB.**

All tender submissions will be assessed and a shortlist of a maximum of four will be compiled. If necessary, presentations and questions will take place in the week beginning 1st Novermber 2021.

**5. Assessment of submissions**

Submissions will be assessed on the basis of a 70% quality/30% price weighting. This will be evaluated as set out below:

* **Understanding of project requirements and proposed methodology (30%).** Proposals should set out how the consultants will address the requirements set out in this study brief and how they will add value.
* **Knowledge and experience of team (30%).** Submissions must include:
	+ Details of the experience of each member of the team that will be working on the project, including CVs as an Appendix
	+ Details of comparable projects completed by the consultants in the last five years.
* **Project management (10%).** Submissions should set out the approach consultants will make to managing the project in accordance with the requirements of this brief and ensure the outputs meet the quality expectations set out.
* **Price (30%).** There is no obligation to accept the lowest – or any – quotation in this process. The quotation must include all fees, costs and expenses within the overall price, excluding VAT. A breakdown should be provided showing how the fee is made up including, but not limited to, consultancy fees and all other project-related costs.

**6. Conditions of engagement**

Standard Ealing Council terms and conditions of engagement will apply.

This brief forms the basis of a contract with the Council to provide a professional service for the delivery of the work specified herein. At all times the work must be carried out in accordance with the conditions of contract and this brief and must take account of British Standards, relevant codes of practice and procedures and health and safety requirements.

**Appendix A – West London town centres identified in the London Plan**

|  |  |
| --- | --- |
| Metropolitan | Ealing, Shepherds Bush[[1]](#footnote-1) (H&F), Harrow, Uxbridge (Hillingdon), Hounslow |
| Major | Barnet/Harrow: Edgware; Brent: Kilburn, Wembley; Ealing: Southall; Hammersmith and Fulham: Hammersmith; Hounslow: Chiswick |
| District | Barnet: Brent Street, Chipping Barnet, Church End, East Finchley, Golders’ Green, Hendon Central, Mill Hill, New Barnet, North Finchley, Temple Fortune Brent: Ealing Road, Harlesden, Neasden, Preston Road, Wembley Park, Willesden GreenEaling: Acton, Greenford, HanwellHammersmith and Fulham: Fulham High StreetHarrow: Pinner, Rayners Lane, South Harrow, Stanmore, Wealdstone Hillingdon: Eastcote, Hayes, Northwood, Ruislip, Yiewsley/West DraytonHounslow: BrentfordShared: Burnt Oak (Barnet/Harrow), Colindale (Barnet/Brent), Cricklewood (Barnet/Brent), Kenton (Brent/Harrow) |
| Centres identified for future designation | Brent Cross (Barnet) – as a metropolitan centreOld Oak High Street (Hammersmith and Fulham/Ealing) – as a major centre |

**Appendix B – Town centre data held by boroughs**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **Barnet****Barnet has 30 town centres (1 Major, 14 District, 15 Local) and Brent Cross Cricklewood Regional centre.****Nick Lynch**  | **Brent****Jordan Henderson** | **Ealing****Sam Cuthbert** | **Hammersmith and Fulham****Thajinder Janda** | **Harrow****Callum Sayers** | **Hillingdon****Tom Campbell** | **Hounslow****David Dewar** |
| 1. **Does your authority have a current retail/town centre floorspace needs assessment?**
 | **Town Centres Floorspace Needs Assessment (December 2017)**[**https://www.barnet.gov.uk/planning-and-building/planning-policies-and-local-plan/local-plan/ldf-evidence-and-supporting**](https://www.barnet.gov.uk/planning-and-building/planning-policies-and-local-plan/local-plan/ldf-evidence-and-supporting) | **Retail and Leisure Study. Published 2018.** [**Microsoft Word - Brent RLS2018 Main Report (Doc A Vol 1) Final .docx**](https://www.brent.gov.uk/media/16415899/eb_e_01-retail-leisure-needs-study-vol1.pdf) | **Ealing Retail and Leisure Study 2017**[**Retail | Evidence base | Ealing Council**](https://www.ealing.gov.uk/info/201164/local_plans/614/evidence_base/8)**Retail and Town Centres Study 2018****Copy sent to WLA** | **Retail Needs Study 2016**[**https://www.lbhf.gov.uk/sites/default/files/section\_attachments/lbhf\_retail\_needs\_study\_update\_2015\_-\_240516.pdf**](https://www.lbhf.gov.uk/sites/default/files/section_attachments/lbhf_retail_needs_study_update_2015_-_240516.pdf) | **Economic Development Needs Assessment (2017)**[**https://www.harrow.gov.uk/downloads/file/26932/harrow-economic-development-needs-assessment-final-01-07-17**](https://www.harrow.gov.uk/downloads/file/26932/harrow-economic-development-needs-assessment-final-01-07-17) | **Town Centres and Retail Study (2006 and updated 2012)**[**https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwidw-DAm-zuAhXlXhUIHZ\_PD3sQFjABegQIAxAC&url=https%3A%2F%2Farchive.hillingdon.gov.uk%2Fmedia%2F21836%2FTown-centre-and-retail-study-2006%2Fpdf%2FTOWNCE.pdf&usg=AOvVaw1k0Q0bD0HZPaW5HW-j-Cxx**](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwidw-DAm-zuAhXlXhUIHZ_PD3sQFjABegQIAxAC&url=https%3A%2F%2Farchive.hillingdon.gov.uk%2Fmedia%2F21836%2FTown-centre-and-retail-study-2006%2Fpdf%2FTOWNCE.pdf&usg=AOvVaw1k0Q0bD0HZPaW5HW-j-Cxx) | **Yes****September 2018****Copy sent to WLA** |
| 1. **Does your authority have a current town centre healthcheck (or equivalent) document?**
 | **No** | **Yes. Last updated late 2019.**  | **No**  | **Yes****Copy sent** | **No – some information in AMR** | **Yes: Retail Study Update 2012 (see attached file)****The Council also undertakes town centre surveys each year, the results of which are summarised in the Council’s latest AMR. One was not undertaken in 2020 due to Covid restrictions.** [**https://www.hillingdon.gov.uk/article/5587/Authority-monitoring-reports**](https://www.hillingdon.gov.uk/article/5587/Authority-monitoring-reports) | **Yes - contained within above-mentioned report, for the borough’s 4 town centres (Hounslow, Chiswick, Brentford and Feltham).** |
| 1. **Does your authority have topic or other issue-specific documents on individual town centre uses (e.g. hot food takeaway, public houses)?**
 | **Pubs, hot food takeaways and shisha bars** [**https://www.barnet.gov.uk/sites/default/files/barnet\_hot\_food\_takeaways\_review\_2018.pdf**](https://www.barnet.gov.uk/sites/default/files/barnet_hot_food_takeaways_review_2018.pdf)[**https://www.barnet.gov.uk/sites/default/files/barnet\_public\_houses\_review\_2018.pdf**](https://www.barnet.gov.uk/sites/default/files/barnet_public_houses_review_2018.pdf)[**https://www.barnet.gov.uk/sites/default/files/barnet\_shisha\_bars\_report\_2016.pdf**](https://www.barnet.gov.uk/sites/default/files/barnet_shisha_bars_report_2016.pdf) | **Takeaway use among Brent’s school children (2014) -** [**https://www.brent.gov.uk/media/16415892/eb\_e\_12-takeaway-use-amongst-brent-school-students.pdf**](https://www.brent.gov.uk/media/16415892/eb_e_12-takeaway-use-amongst-brent-school-students.pdf)**Brent’s young person cigarette and shisha audit (2012) -** [**https://www.brent.gov.uk/media/16415894/eb\_e\_14-brent-young-persons-cigarette-and-shisha-audit.pdf**](https://www.brent.gov.uk/media/16415894/eb_e_14-brent-young-persons-cigarette-and-shisha-audit.pdf)**A fair deal: Betting Shops, Adult Gaming Centres and Pawnbrokers in Brent (2013) -** [**https://www.brent.gov.uk/media/9511196/A%20Fair%20Deal%20Betting%20Shops,%20Pay%20Day%20Loan%20Shops%20and%20Pawnbrokers%20in%20Brent.pdf**](https://www.brent.gov.uk/media/9511196/A%20Fair%20Deal%20Betting%20Shops%2C%20Pay%20Day%20Loan%20Shops%20and%20Pawnbrokers%20in%20Brent.pdf)**Inclusive Growth Strategy – Economy (2019-2040) -** [**https://www.brent.gov.uk/media/16415888/eb\_e\_08-inclusive-growth-strategy-economy.pdf**](https://www.brent.gov.uk/media/16415888/eb_e_08-inclusive-growth-strategy-economy.pdf) | **No** | **Retail Policies Background Paper 2016**[**https://www.lbhf.gov.uk/sites/default/files/section\_attachments/retail\_quotas\_background\_report\_final\_2016.pdf**](https://www.lbhf.gov.uk/sites/default/files/section_attachments/retail_quotas_background_report_final_2016.pdf)**Betting Shops, Pawnbrokers and Payday Loan Shops 2016**[**https://www.lbhf.gov.uk/sites/default/files/section\_attachments/bettin\_shops\_pay\_day\_loads\_background\_paper\_2016.pdf**](https://www.lbhf.gov.uk/sites/default/files/section_attachments/bettin_shops_pay_day_loads_background_paper_2016.pdf) | **No** | **No** | **No** |
| 1. **Has your authority published supplementary planning documents or other documents on individual town centres?**
 | **Edgware Growth Area Draft Supplementary Planning Document (SPD)** [**https://engage.barnet.gov.uk/edgware-growth-area-spd**](https://engage.barnet.gov.uk/edgware-growth-area-spd)**The North Finchley Town Centre Framework SPD, adopted Feb 2018.** [**https://www.barnet.gov.uk/media/1210**](https://www.barnet.gov.uk/media/1210)**Other adopted development frameworks are approx. 10 years old.**[**https://www.barnet.gov.uk/planning-and-building/planning-policies-and-local-plan/local-plan/town-centre-frameworks**](https://www.barnet.gov.uk/planning-and-building/planning-policies-and-local-plan/local-plan/town-centre-frameworks) | **No** | **No**  | **No** | **Harrow and Wealdstone Area Action Plan (2013)**[**https://www.harrow.gov.uk/downloads/file/23239/harrow-wealdstone-area-action-plan**](https://www.harrow.gov.uk/downloads/file/23239/harrow-wealdstone-area-action-plan) | **No** | **No** |
| 1. **Does your authority hold Goad maps for your principal town centres?**
 | **No** | **No** | **No** | **No** | **No** | **No** | **Yes - Hounslow, Chiswick, Brentford and Feltham maps are contained in Appendix H of the above-mentioned study. Data is from 2018.****Council also holds historic GOAD data for these four centres (from 2002).** |
| 1. **Does your authority hold any other information about town centres that might be of use to a West London study?**
 | **Harrow/Barnet , GLA sponsored project on Edgware Growth Area SPD - various background evidence base studies (retail, transport, design) undertaken in 2020** [**https://engage.barnet.gov.uk/edgware-growth-area-spd**](https://engage.barnet.gov.uk/edgware-growth-area-spd) | **Brent Workspace Study (2017) -** [**https://www.brent.gov.uk/media/16415891/eb\_e\_09-brent-workspace-study.pdf**](https://www.brent.gov.uk/media/16415891/eb_e_09-brent-workspace-study.pdf)**Brent Affordable Workplace Strategy (2020) -** [**http://democracy.brent.gov.uk/ieIssueDetails.aspx?IId=53717&PlanId=0&Opt=3#AI50529**](http://democracy.brent.gov.uk/ieIssueDetails.aspx?IId=53717&PlanId=0&Opt=3#AI50529) | **No** | **No** | **No** | **Vacancy rates and information on different use classes in each of the town centres (Source: Town Centre surveys).** **These are summarised in the Council’s latest AMR. The last survey was undertaken in summer 2019.** **Information on office forecasts were contained within the Employment Land Study (2014), however these have been superseded by the work undertaken by the GLA for the new London Plan.** **A Tourism Study (2006) was also undertaken which included hotel forecasts, but again this been superseded by the work undertaken by the GLA for new iteration of the London Plan. The focus of this growth has also been predominantly around Heathrow Airport, rather than town centres specifically.**  | **No** |

1. Identified as having future potential to become an international centre [↑](#footnote-ref-1)