



MARRIAGE OF THE MICRO AND THE MACRO

THE HARLOW GATEWAY SCHEME



THE CHALLENGE = THE NEW TOWN LEGACY

Ageing Infrastructure:

- Housing
- Leisure facilities – playing pitches

HOUSING ISSUES

- One third of Harlow's housing is local authority-owned social rented accommodation
- Small private rental market
- Housing prices low, but still 7 times the average wage in Harlow

HOUSING ISSUES CONTD

- Legacy from the Development Corporation has left unrealistic expectations.
- Choice Based Lettings has helped.
- But still approximately 6,000 on the Housing Register

HOUSING ISSUES CONTD

....On the other hand

- A lack of 'executive homes'
- Impact on employment opportunities

LEISURE FACILITIES AND PLAYING PITCHES

- Facilities were once ‘state of the art’
 - Multi-use Sports’ Centre and Gym
 - Football Stadium
 - Athletics Track
 - Ski Slope
 - Swimming Pool
 - Tubes

LEISURE FACILITIES AND PLAYING PITCHES CONTD

- Range of Sports' Pitches:-
 - Football
 - Rugby
 - Cricket
 - Hockey
 - Baseball
 - MUGAS

LEISURE FACILITIES AND PLAYING PITCHES CONTD

..... However

- Sports' Centre past its 'sell-by' date
- Ski slope and tubes gone
- More recently, pool closed

LEISURE FACILITIES AND PLAYING PITCHES CONTD

- Council investment in drainage etc
- However, severe lack of facilities:-
 - Showers
 - Storage
 - Parking
- Pitches with better facilities overplayed leading to deterioration



THE SOLUTION !

**THE GATEWAY
SCHEME**

THE GATEWAY SCHEME

- A partnership between:-
 - Harlow Council
 - Homes and Communities Agency
 - Harlow and District Sports Trust
 - Communities and Local Government (contributing £11 million)
- With additional financial support from the East of England Development Agency

THE GATEWAY SCHEME CONTD.....

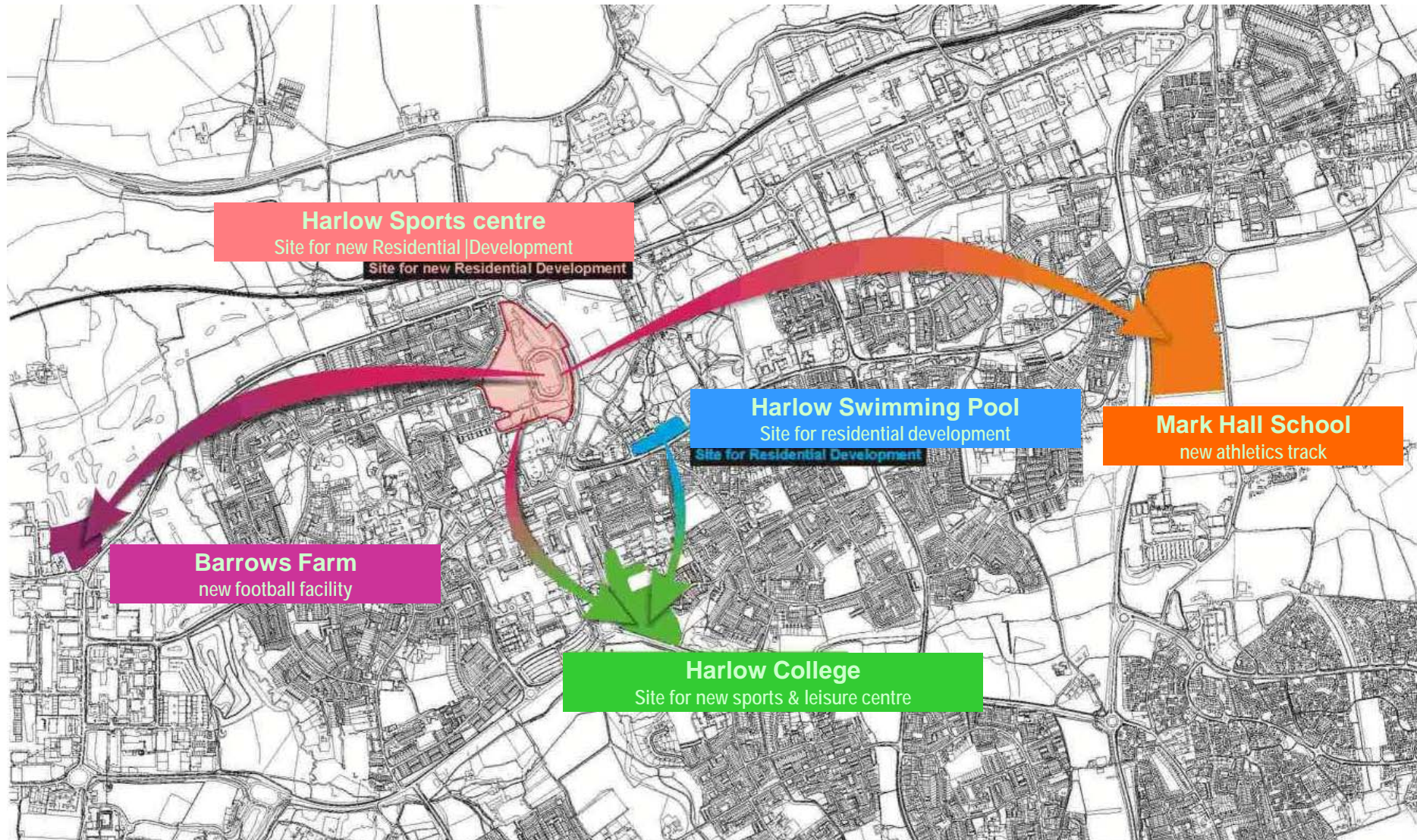
A programme of investment, consisting of:-

- Pump-priming funding of £11million from Communities and Local Government (CLG)
- Land swaps utilising brown field sites
- £50million package of new housing and leisure facilities

DELIVERABLES

- Over 600 homes, built in phases
- A new community football stadium for Harlow Town Football Club
- A new athletics track at Mark Hall School for schools and wider community use
- A new community sports and leisure centre with swimming, health and education facilities
- Regeneration of playing pitch facilities

THE PROJECT IN A NUTSHELL



IT HASN'T BEEN ALL PLAIN SAILING

- When 'macro' meets 'micro' there are inevitably tensions, and challenges

THE CHALLENGES

- Community buy-in
 - The neighbourhood dimension vs wider social and economic policies
- Competing perspectives on housing
 - Numbers, density, types of tenure, sizes
- Recession
 - Land values
 - Impact on Construction Industry
 - Impact on mortgages

THE CHALLENGES CONTD....

- Phasing – ability to take risks
- Pool closure
- Delays
- Costs
- Partners' priorities
- Funding agreement / Business Plan for Leisurezone
- Communications – external and internal

HOWEVER, WHILE SOME CHALLENGES
REMAIN, MOST HAVE BEEN RESOLVED
THROUGH PARTNERSHIP WORKING
AND AN OVERARCHING COMMON GOAL
..... AND THERE HAVE BEEN SOME
SIGNIFICANT SUCCESSES



Harlow
Council

Working together for Harlow





THE LEGACY

- Superb new sporting facility
- A new housing offer, 33% affordable, but opportunity for home ownership
- New lease of life for local sporting, athletic and leisure clubs
- Support for new organisations – Science Alive, a Voluntary Sector Health Campus
- More community access to leisure – youth programmes, all ability courses and coaching courses
- Improved partnership working

CONCLUSION

This marriage of the Micro and the Macro, like any other marriage, has had its ups and downs

But recognition of the importance of partnership has made it successful.