



Town Centres Update

Hendon Area Committee

March 2021

Goals of presentation



- Overview of council priorities for town centres
- Update on town centre health
- Priority actions for Hendon Area Committee town centres
- Potential areas for future Neighbourhood CIL



PROTECTING AND ENHANCING THE BOROUGH FOR GENERATIONS TO COME

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Thriving town centres are a strategic priority



Corporate Plan

A place fit for the future, where all residents, businesses and visitors benefit from improved sustainable infrastructure and opportunity.

Growth Strategy



Current activities across town centres



Delivering growth and responding to COVID-19

Enhancing place

- Main town centres predominant focus
- Major public realm improvements
- Shop front improvements, business support and parklets
- Delivering new flexible workspace
- Regulatory enforcement, etc.

Increasing footfall

- Wayfinding, lighting, art, cultural activities
- Markets and community activation
- Re-purposing vacant units

Infrastructure Delivery Plan: £140M ask (TBC)

Building community leadership throughout



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Town centre health



- Visits down over 4 years, esp. 2020
- Vacancies holding out in some centres

	Edgware	Burnt Oak	West Hendon
Total visits Jan-Dec 20	23,025,028	14,500,917	10,536,368
4-year change 2017-2020	-25.70%	-30.30%	-18.40%
YOY change Dec 19-Dec 20*	-23.10%	-29.70%	-8.80%
Average visits per annum Jan-Dec 20	9	7.4	6
Most popular visit day	Thursday	Thursday	Tuesday
Change in commercial vacancy rate 2017-2020**	+28%	0%	-

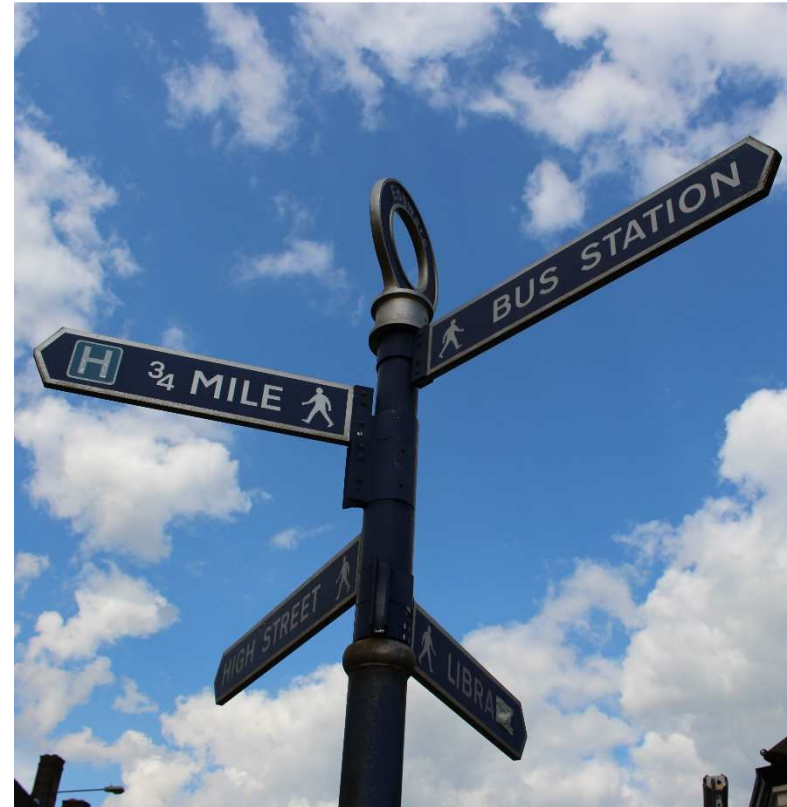
* National average = -50.8%

** London average = +4.5%

Hendon Area activities: Edgware



- Partnership with Ballymore, TfL and local businesses to improve high street in advance of Broadwalk redevelopment
- Council committed £500k to deliver improvements
- Early work on identity/branding, public realm and evening economy
- Ward Member and community consultation programme from April 2020
- Long-term aspiration to explore Business Improvement District



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Hendon Area activities: Burnt Oak



- Public art and murals
- Shopfront improvements and business support
- Urban design improvement to deliver better public realm and connections to local greenspace
- Maximising re-development of Watling Car Park to deliver commercial and community outcomes
- Formation of new Town Team



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Hendon Area activities: West Hendon Broadway



- Shopfront and urban design improvement project
- Business Audit with Enforcement and Community Safety colleagues to address regulatory issues
- Public art and murals
- Way2Save hoarding – planning application submitted



Supporting high street re-opening: borough-wide



Key dates

- 12 April – all retail and outdoor hospitality
- 17 May – indoor hospitality
- 21 June – all remaining businesses

Key activities

- Discover Barnet campaign and business comms
- Parklets and pavement licences
- Street markets and festivals
- Community toilet scheme
- Shop front competition
- High Street Heroes



Supporting town centres through Area Committees



Potential uses of Neighbourhood CIL

- Supporting business and community-led recovery projects
- Summer events and festivals in town centres, temporary street closures
- High street beautification projects
- Focusing on non-Main town centres – additional parklets, open spaces, green initiatives, new public realm



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