



Bringing our buildings back to life

Round Two

Monday 5 January, 10am
to Monday 2 March, midnight



Funded by
UK Government

SUPPORTED BY
MAYOR OF LONDON



LONDON BOROUGH OF
HARROW

Before you apply

2

Please read our Important Information Document, which you can view [here](#).

In this document, you will find information on the:

- Application process
- Evaluation criteria
- Heads of Terms

Application process:

- It is the applicant's sole responsibility to ensure they're familiar with the application process and allow sufficient time for delivery.
- Any submission received after the deadline shall not be opened or considered.
- All submissions must be provided in English or accompanied by a full English translation.

We advise you to:

- Inspect and consider the condition of the building when calculating any works and determining costs.
- Consider any works or alterations are subject to normal council, planning and building control approval.
- Seek professional advice as part of your decision-making process, utilising our Open Days.

Subject to survey

Harrow Council will not be providing a full condition survey for the buildings. If you are shortlisted to take on a new lease you will be given the opportunity from the date of the offer (subject to contract) to commission a full condition survey within 4-weeks before confirming your final decision to Harrow Council.

The selected tenant will be expected to:

- Enter into an Agreement of the Lease, prior to the lease being drawn down, to carry out any works necessary to restore the relevant building to a reasonable condition as agreed with Harrow Council.
- Enter into a new lease on a full repair and maintenance basis for a term of up to 7 years.
- Know Harrow Council will recognise the investment and commitment on becoming new tenants within this programme and will strongly consider extending the lease for valuable tenants.
- From the date of the new lease, be responsible for the cost of utility supplies and services, business rates and maintenance of the buildings within the demised premises and any other ancillary costs as described in the lease.



Harrow Cemetery, Former Chapel Offices



LONDON BOROUGH OF
HARROW

Harrow Cemetery, Former Chapel Offices

4

Park address

Pinner Road, HA1 4JA

Ward

Pinner

Building coordinates

Latitude: 51.58166

Longitude: -0.34639

W3W: what3words.com/moth.monday.latest

Travel

 Harrow-on-the-Hill

Open days

Monday 19 January, 12-2pm

Monday 2 February, 12-2pm

Survey

View a survey with year one costs here:

[www.harrow.gov.uk/
cemeterychapeldefectreport](https://www.harrow.gov.uk/cemeterychapeldefectreport)

The green space

Harrow Cemetery is an attractive and well-tended Victorian cemetery containing flower-rich grassland, probably a relic from the time when this area was meadowland. It provides valuable access to nature in an area lacking accessible wildlife sites.

The building

These locally listed former Chapel Offices are an interesting building comprised of two parts, separated by an arch. A large property with high ceilings and plenty of character, it is situated by a small car park and a main road.

Features

Large peaceful open space, with extensive history and an important place for local residents and the wider borough.

Top 3 attractions

1. Car park
2. Frequently visited by community members
3. In a residential area

What we're looking for

A proposal which is mindful and respectful of the building being in a Cemetery, with strong community ties and intergenerational activities.

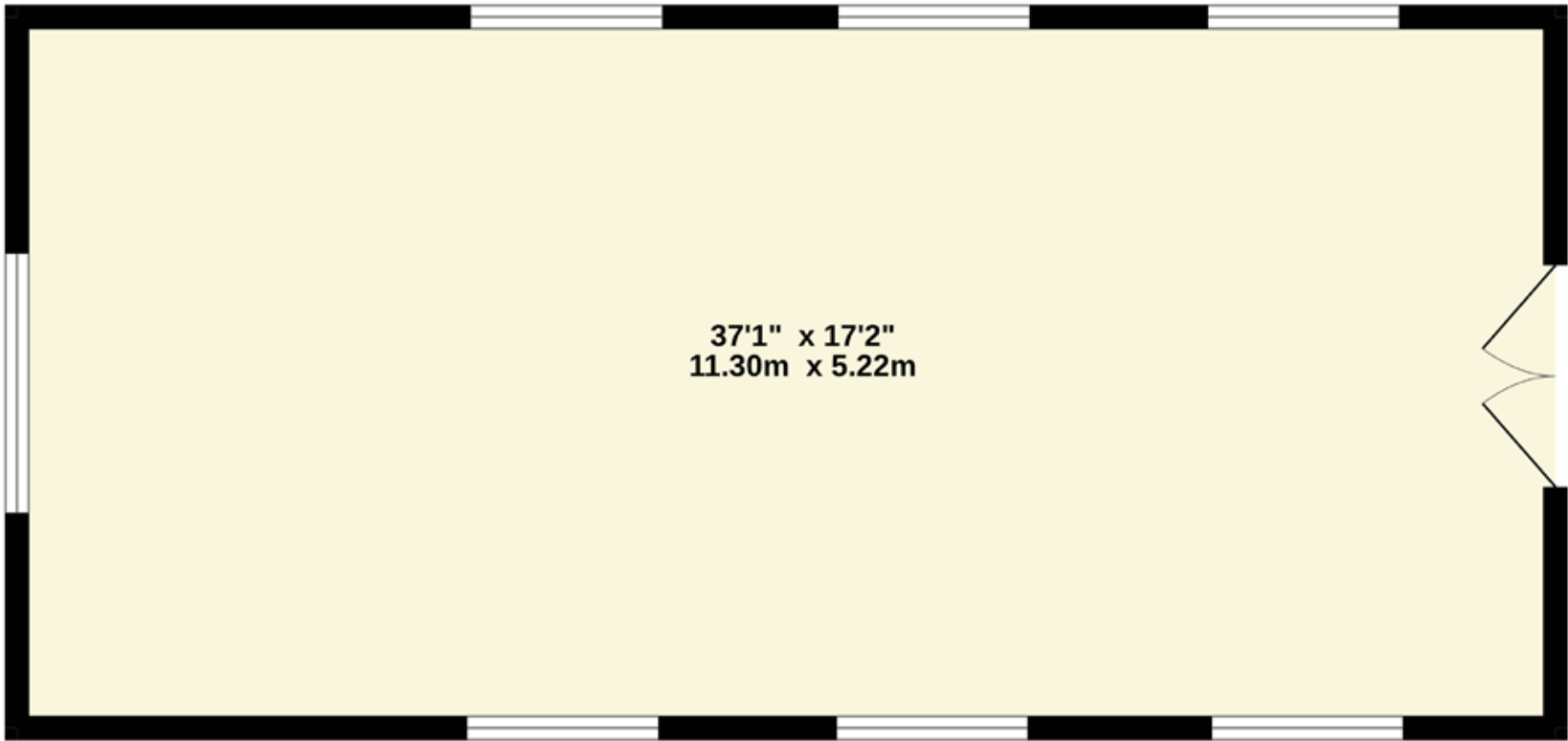
Video reel

See inside the building and its surrounding area: y2u.be/YJQrdj1OhJ8

Harrow Cemetery, Former Chapel Offices

Floor plan of the building, left side

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

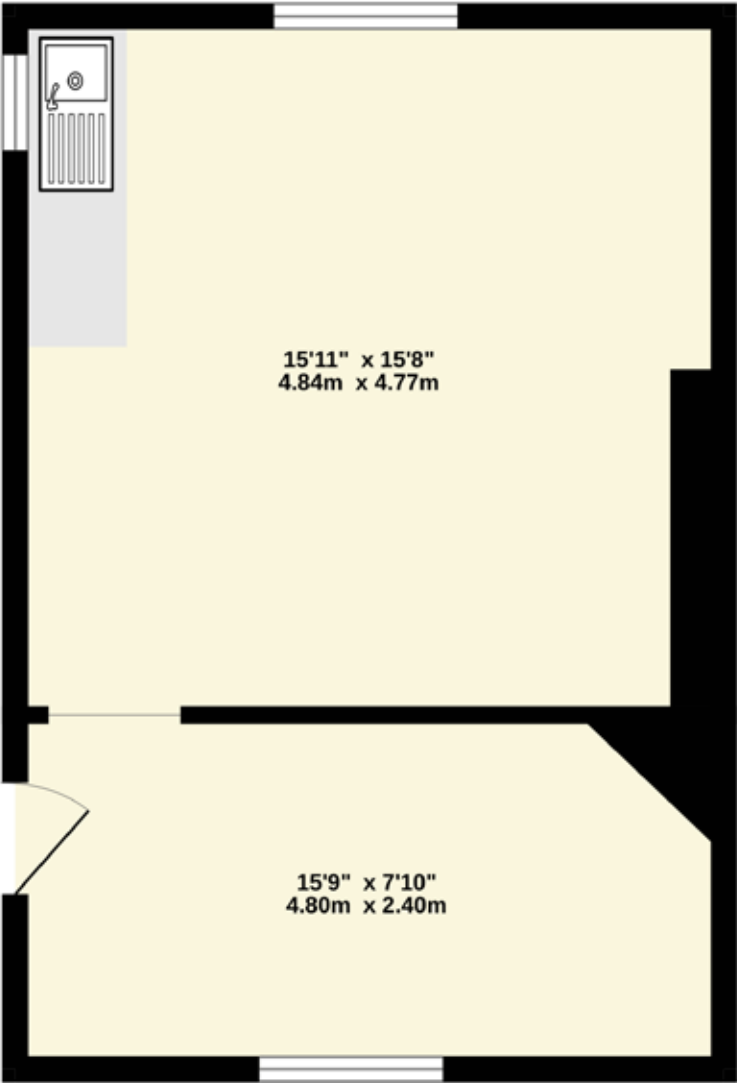


660 PINNER ROAD, HARROW CEMETERY, OUTER BUILDING LEFT SIDE
TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Harrow Cemetery, Former Chapel Offices

Floor plan of the building, right side

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

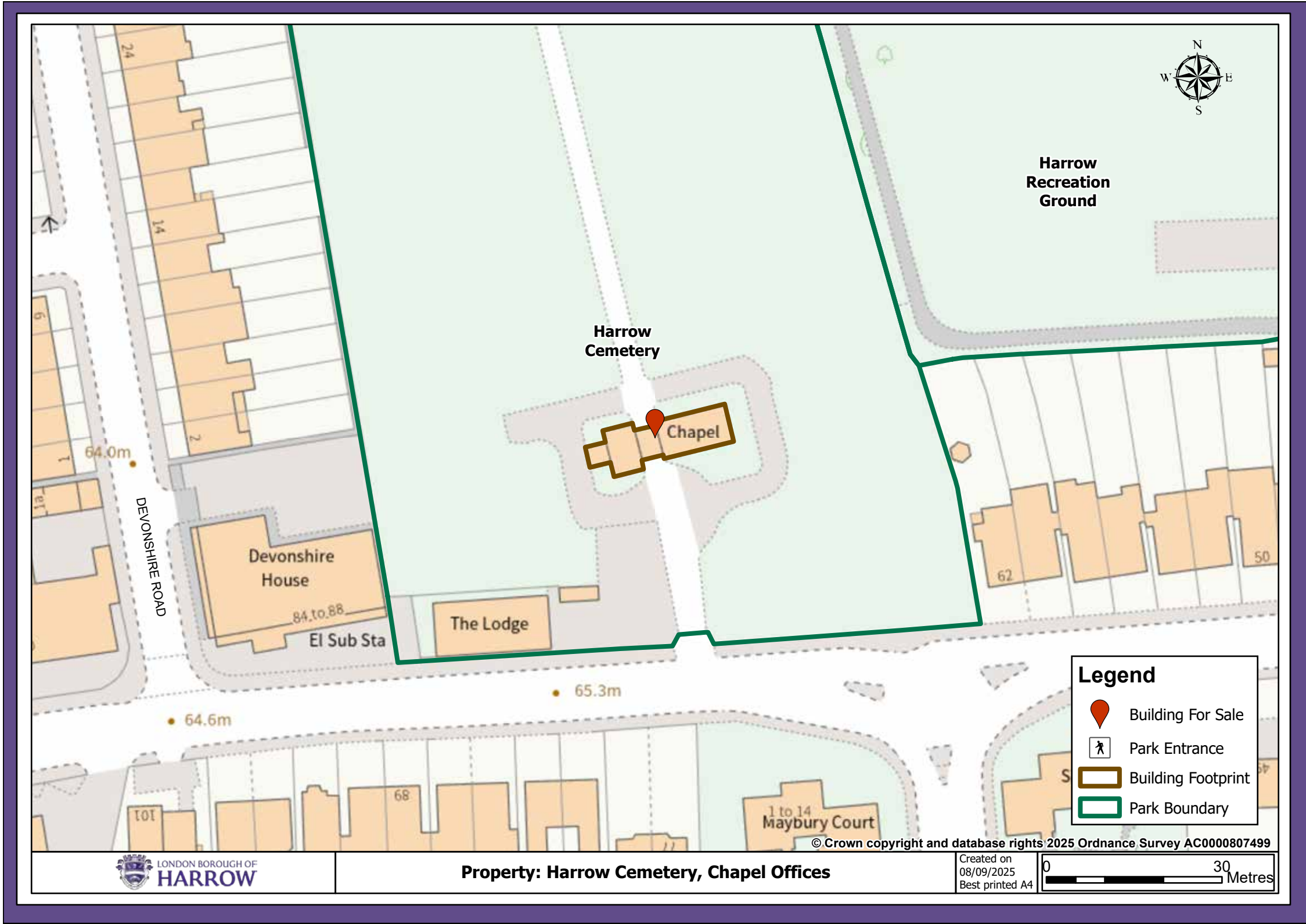


660 PINNER ROAD, HARROW CEMETERY, OUTER BUILDING RIGHT SIDE
TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.



Harrow Cemetery, Former Chapel Offices

Location of the building



Harrow Cemetery, Former Chapel Offices

EPC Certificate, right side of the building

Energy performance certificate (EPC)

660 Pinner Road
Harrow Cemetery
outer building
right side
Pinner
HA5 5RH

Energy rating

B

Valid until:

31 August 2035

Certificate number:

1660-2483-9932-8251-2085

Property type

Offices and Workshop Businesses

Total floor area

34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Under 0

A+

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

Net zero CO2

47

B

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

56 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO2/m2 per year)

67.92

Primary energy use (kWh/m2 per year)


713

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report:
[energy-certifica](#)
[te/8467-9195-0072-9965-4793](#)

Full EPC certificate

You can view the full EPC certificate on GOV.UK here:
[energy-certifica](#)
[te/1660-2483-9932-8251-2085](#)

LONDON BOROUGH OF
HARROW

Year one
costs being
covered by
Harrow
Council*

Wood Farm, Former Old Dairy

*Harrow Council will not pay for an amount that exceeds the total in the survey, which can be viewed [here](#) and on page 11.

Wood Farm, Former Old Dairy

11

Park address

17 Wood Lane, HA7 4LJ

Ward

Stanmore

Building coordinates

Latitude: 51.62833

Longitude: -0.31337

W3W: what3words.com/ranges.milky.sticky

Travel

 Stanmore Station is a 25-minute walk away

Open days

Tuesday 20 January, 12-2pm

Tuesday 3 February, 12-2pm

Survey

View a survey with year one costs here:

www.harrow.gov.uk/olddairydefectreport

The green space

Wood Farm is a tranquil 6.5-hectare nature reserve nestled within Stanmore Country Park. This former farmland which has been transformed into a peaceful haven and retreat for visitors. Supported by the Harrow Nature Conservation Forum, Wood Farm provides a diverse habitat for various species.

The building

This building is in a good condition and has sweeping views of Stanmore Country Park area. Wood Farm is in a conservation area and situated in a peaceful but densely populated area. We expect imaginative proposals which speak to the rich tapestry of nature and wilderness for this unique property.

Features

Stanmore Country Park offers a 2.3km nature trail which winds through the meadows and woodland, taking visitors past many interesting aspects of the site.

Top 3 attractions

1. Diverse habitat for various species
2. Blend of open meadows, scrubland, and wooded edges
3. Car park and viewpoint

What we're looking for

A proposal which is mindful of the wildlife and has both a visitor centre and educational element to it.

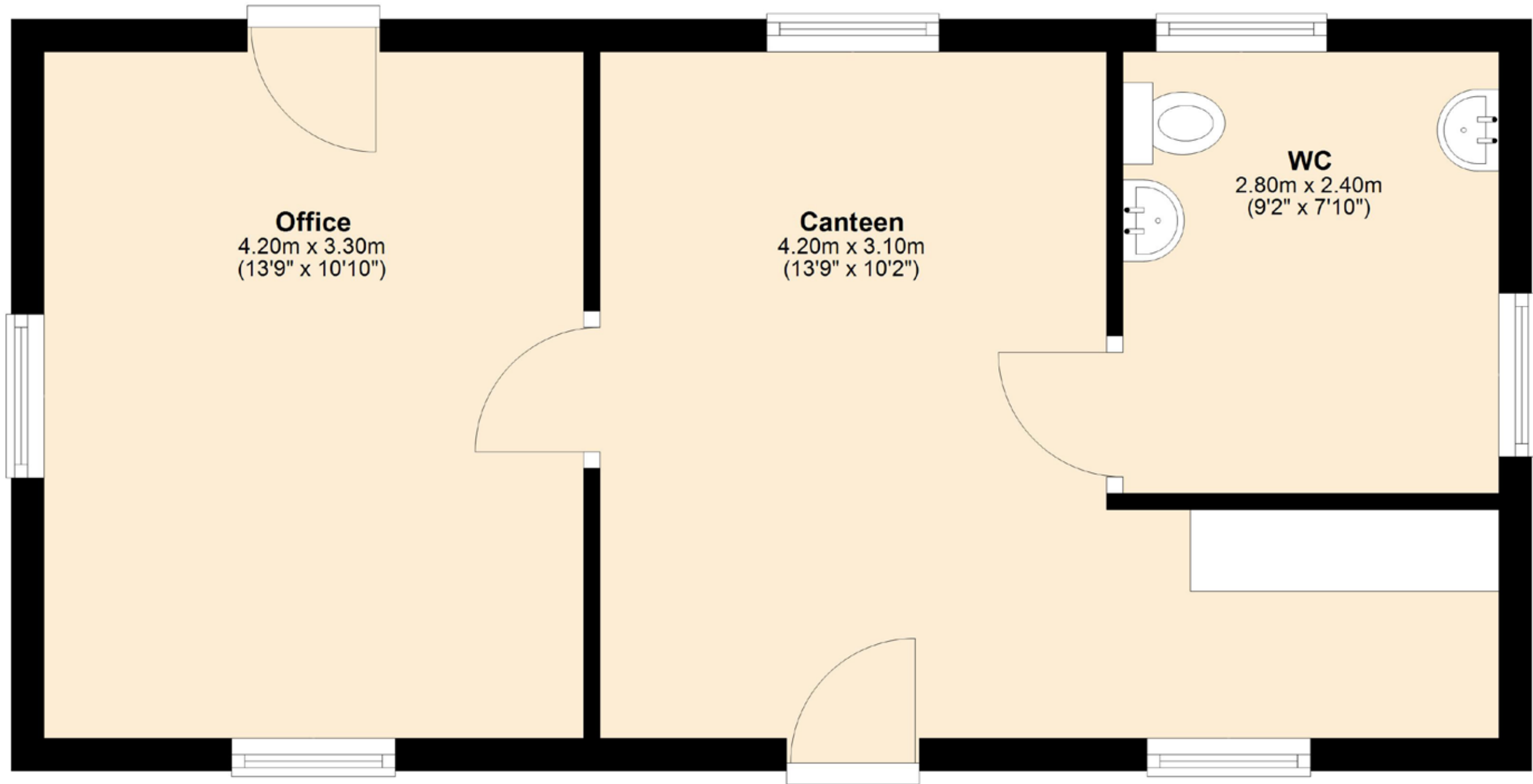
Video reel

See inside the building and its surrounding area: y2u.be/0cvSPPAirW0

Wood Farm, Former Old Dairy

Floor plan of the building

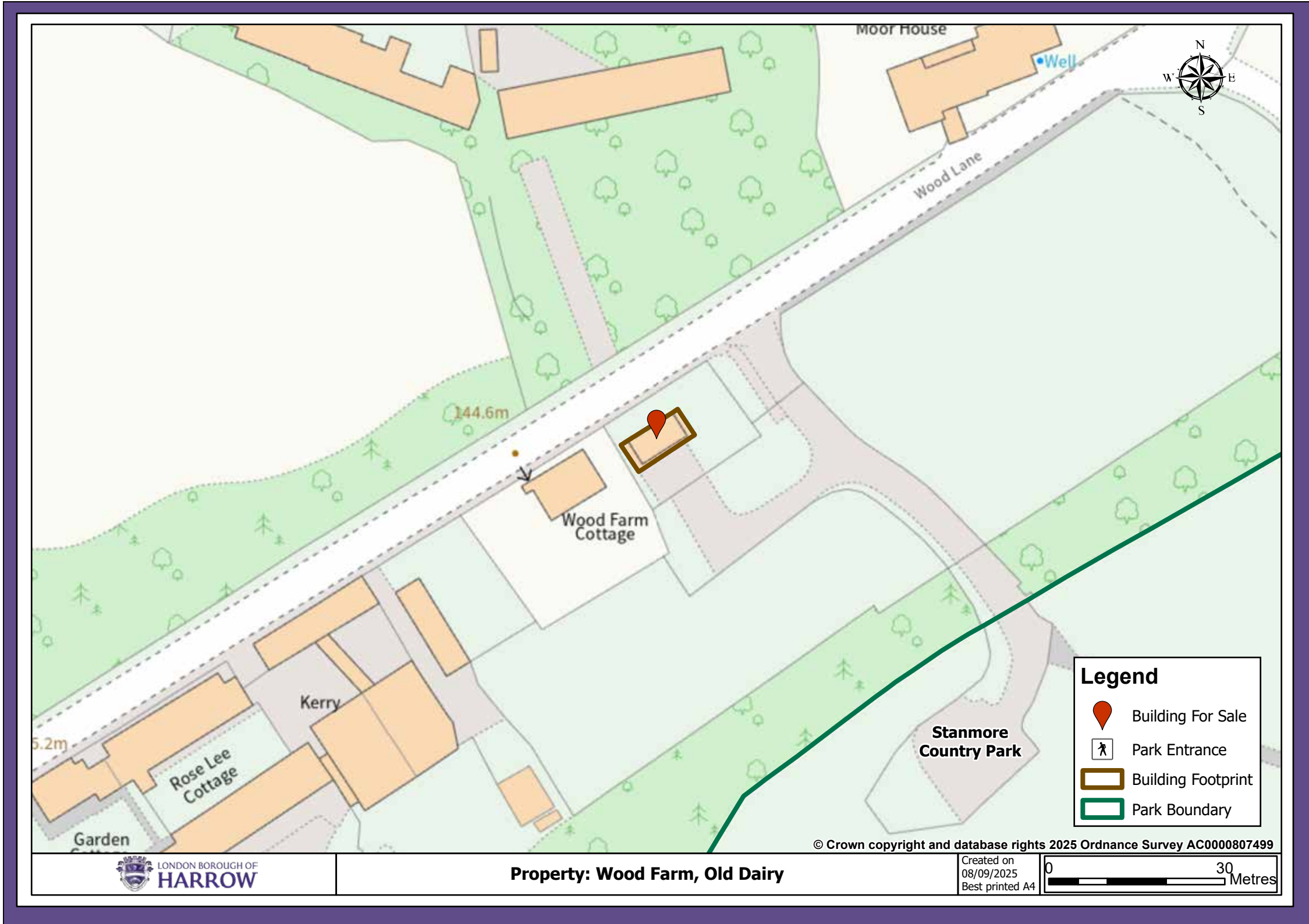
Wood Farm, Stanmore County Park



Total area: approx. 37.9 sq. metres (407.8 sq. feet)

Wood Farm, Former Old Dairy

Location of the building



Wood Farm, Former Old Dairy

EPC Certificate

Energy performance certificate (EPC)

Wood Farm
Former Old Dairy
17 Wood Lane
Latitude 51.6283341, Longitude -0.3133749
STANMORE
HA7 4LJ

Energy rating
C

Valid until:
10 September 2035

Certificate number:
3569-9426-5351-8428-5803

Property type
Offices and Workshop Businesses

Total floor area
37 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Under 0
A+

0-25
A

26-50
B

51-75
C

76-100
D

101-125
E

126-150
F

Over 150
G

Net zero CO2

64 **C**

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

If typical of the existing stock

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	43.6
Primary energy use (kWh/m2 per year)	456

Recommendation report


Guidance on improving the energy performance of this property can be found in the recommendation report:

[energy-certifica
te/2782-9057-1474-1839-7338](#)

Full EPC certificate

You can view the full EPC certificate on GOV.UK here:

[energy-certifica
te/3569-9426-5351-8428-5803](#)

LONDON BOROUGH OF
HARROW



Pinner Village Gardens, Former Toilet Block

Pinner Village Gardens, Former Toilet Block

16

Park address

Pinner Grove, HA5 5NZ

Ward

Pinner South

Building coordinates

Latitude: 51.58891

Longitude: -0.37763

W3W: what3words.com/trains.places.models

Travel



Open days

Wednesday 21 January, 12-2pm

Wednesday 4 February, 12-2pm

Survey

View a survey with year one costs here:

www.harrow.gov.uk/pinnervillagedefectreport

The green space

Pinner Village Gardens is a serene, historic 6.6-hectare pleasure garden in Pinner.

Designed in the 1920s, it boasts beautiful floral beds, a rare medieval ridge-and-furrow landscape, and a wildlife pond. Its family-friendly amenities include a playground and free outdoor table tennis. Maintained by a dedicated local volunteer group, the park offers a peaceful retreat rich in nature, history, and community spirit.

The building

This former toilet block has character features and is set in well-maintained gardens, giving it a suburban feel. Surrounded by colourful shrubbery and situated within a densely populated area, this property has huge potential for the right business or service aligned with the look and feel of the green space, taking into account the supportive and friendly community.

Basketball hoops, children's playground, gardens, pond, table tennis and tennis courts.

Top 3 attractions

1. Rose garden, azaleas, and ornamental planting
2. Wildlife pond inhabited by dragonflies, newts, frogs, and occasional green woodpeckers
3. Outdoor table tennis

What we're looking for

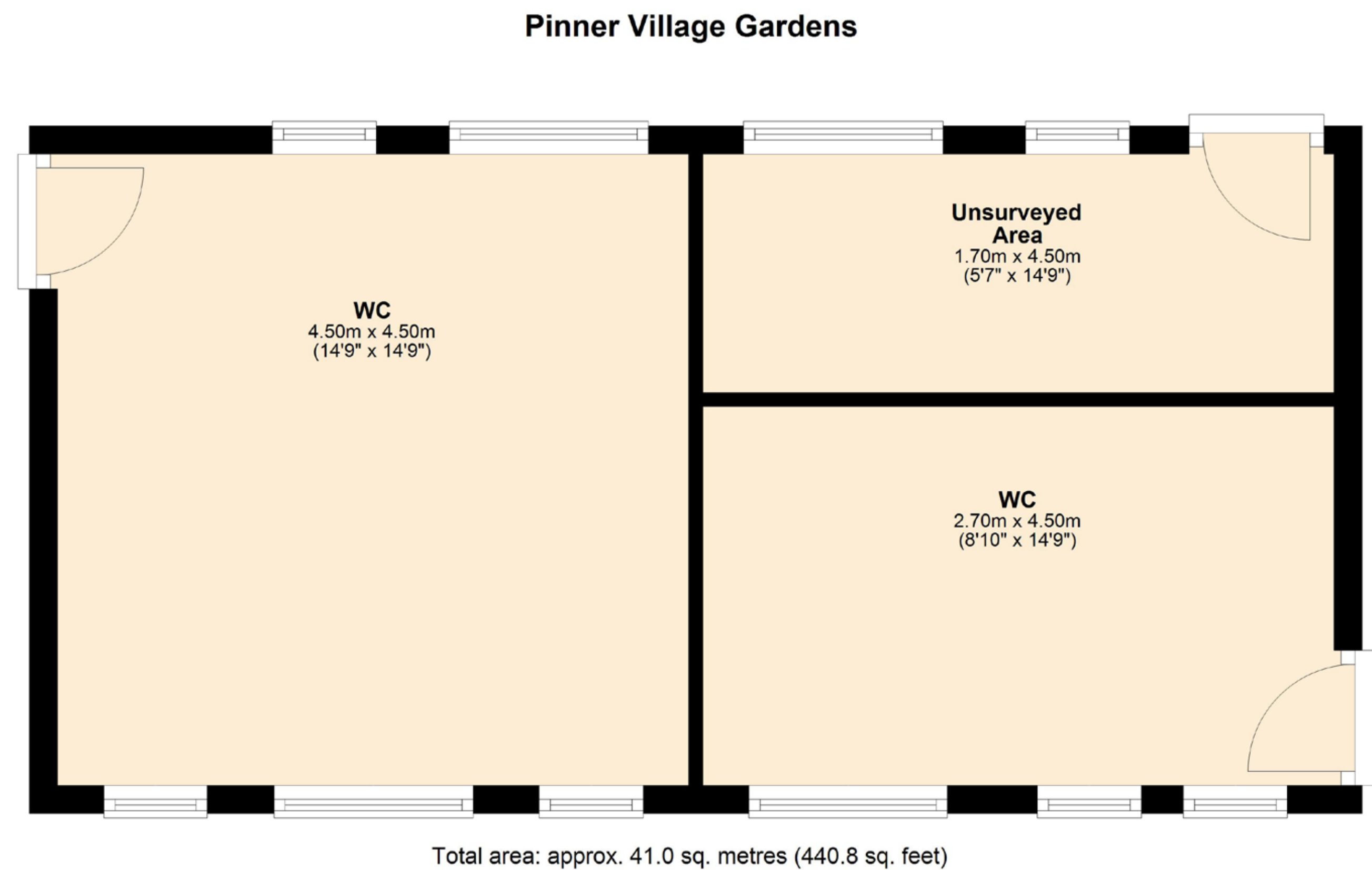
A proposal which is mindful of noise levels, due to the close proximity of residents, and retains one toilet.

Video reel

See inside the building and its surrounding area: [y2u.be/3bUd2FBUuOg](https://www.youtube.com/watch?v=y2u.be/3bUd2FBUuOg)

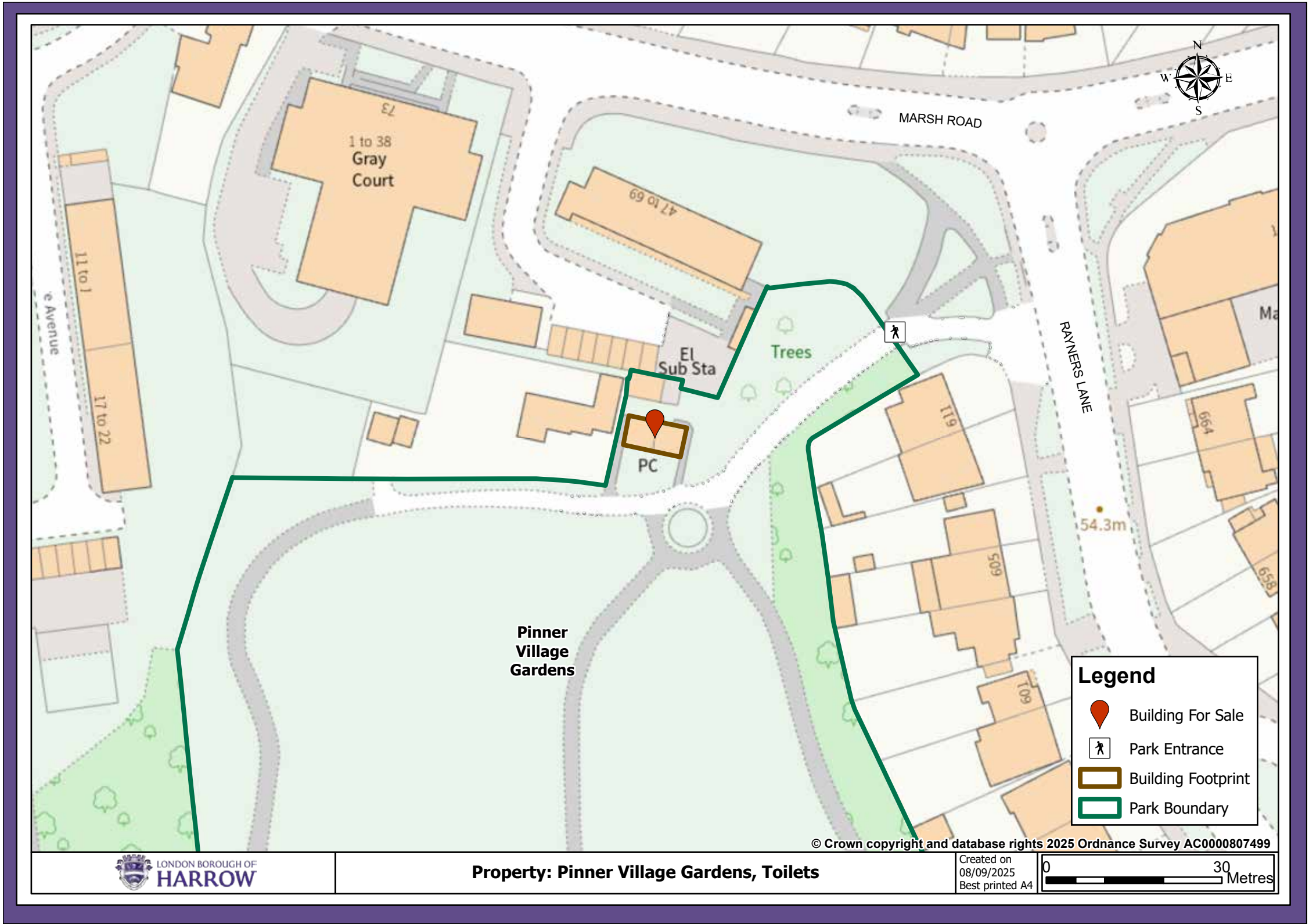
Pinner Village Gardens, Former Toilet Block

Floor plan of the building



Pinner Village Gardens, Former Toilet Block

Location of the building



Pinner Village Gardens, Former Toilet Block

EPC Certificate

Energy performance certificate (EPC)

Pinner Village Gardens
Former Toilet Block
Pinner Grove
Latitude 51.588913, Longitude -0.377625
PINNER
HA5 5NZ

Energy rating
B

Valid until:
10 September 2035

Certificate number:
4287-9379-7569-1389-7562

Property type
Others: Stand-Alone Utility Block

Total floor area
41 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Under 0
A+

0-25
A

26-50
B

51-75
C

76-100
D

101-125
E

126-150
F

Over 150
G

Net zero CO2

41 **B**

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

18 **A**

If typical of the existing stock

72 **C**


Breakdown of this property's energy performance	
Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	585.71
Primary energy use (kWh/m2 per year)	6352

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report:
[energy-certifica
te/4287-9379-7569-1389-7562](#)

Full EPC certificate

You can view the full EPC certificate on GOV.UK here:
[energy-certifica
te/9779-6204-2659-1955-4729](#)

LONDON BOROUGH OF
HARROW



Stanmore Recreation Ground, Former Changing Rooms

Stanmore Recreation Ground, Former Changing Rooms

21

Park address

Stanmore Hill, HA7 3DS

Ward

Stanmore

Building coordinates

Latitude: 51.6194

Longitude: -0.31324

W3W: what3words.com/spite.method.agreed

Travel



Stanmore

Open days

Thursday 22 January, 12-2pm

Thursday 5 February, 12-2pm

Survey

View a survey with year one costs here:

[www.harrow.gov.uk/
changingroomsdefectreport](https://www.harrow.gov.uk/changingroomsdefectreport)

The green space

Stanmore Recreation Ground is a well-equipped public park situated in Stanmore, offering a variety of facilities for sports, recreation, and community activities. There is a new Café due to open in Stanmore Recreation Ground, and adjacent to this is a busy Nursery.

The building

A recent build including a toilet and shower, this property has the potential to be open to the public within a short timeframe. The building is on the side of the Nursery but has its own entrance.

Take a look at the Green Container on page 25 in Stanmore Recreation Ground, only a few metres from the Changing Rooms. We are accepting proposals which include both spaces.

Features

Children's playground, bowls green, outdoor gym equipment, circular paths, and car park.

Top 3 attractions

1. Next to the high street with many retail options
2. Affluent and bustling area
3. Thriving Nursery, with a new Café due to open

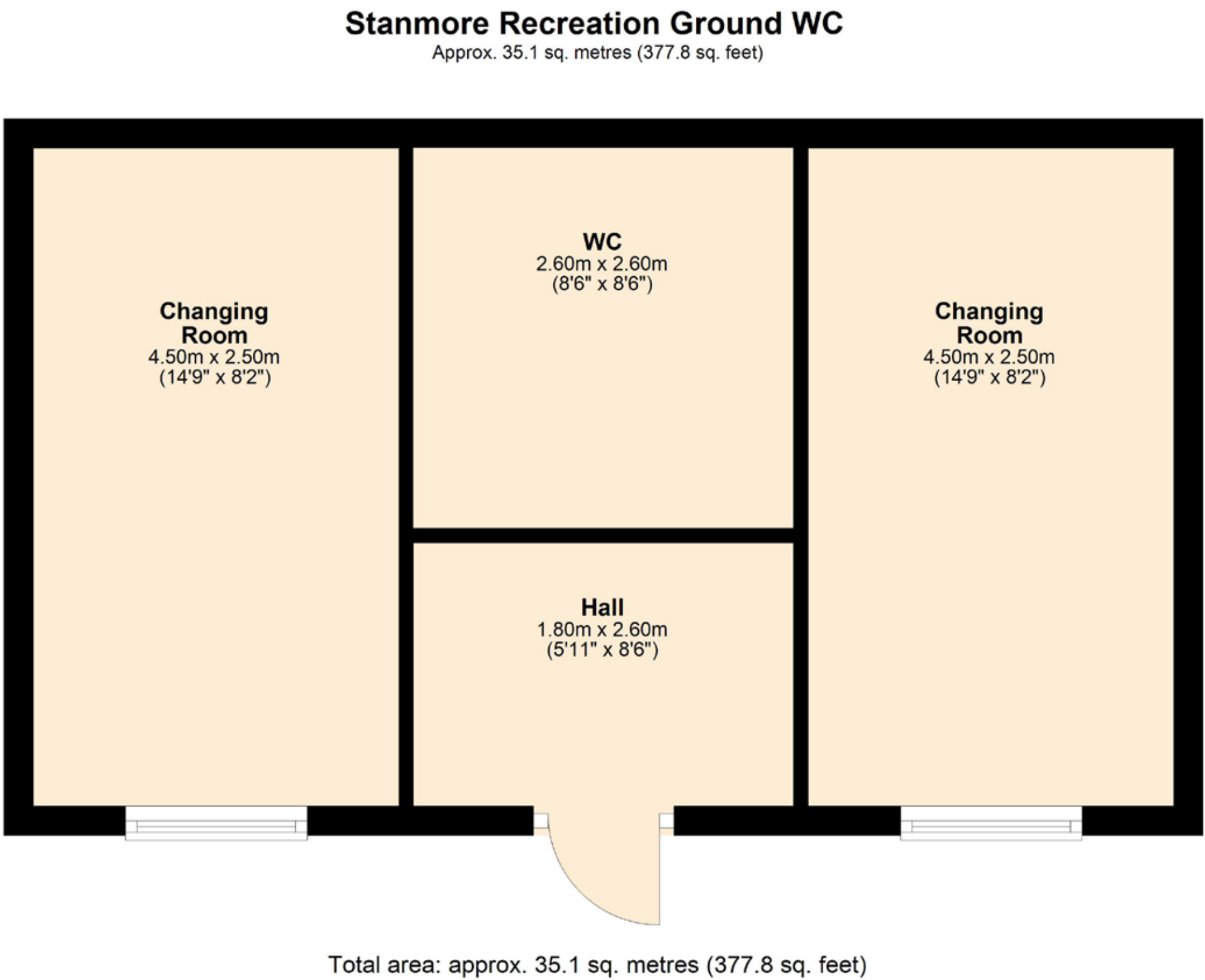
What we're looking for

A proposal which considers the current businesses situated in the green space.

Video reel

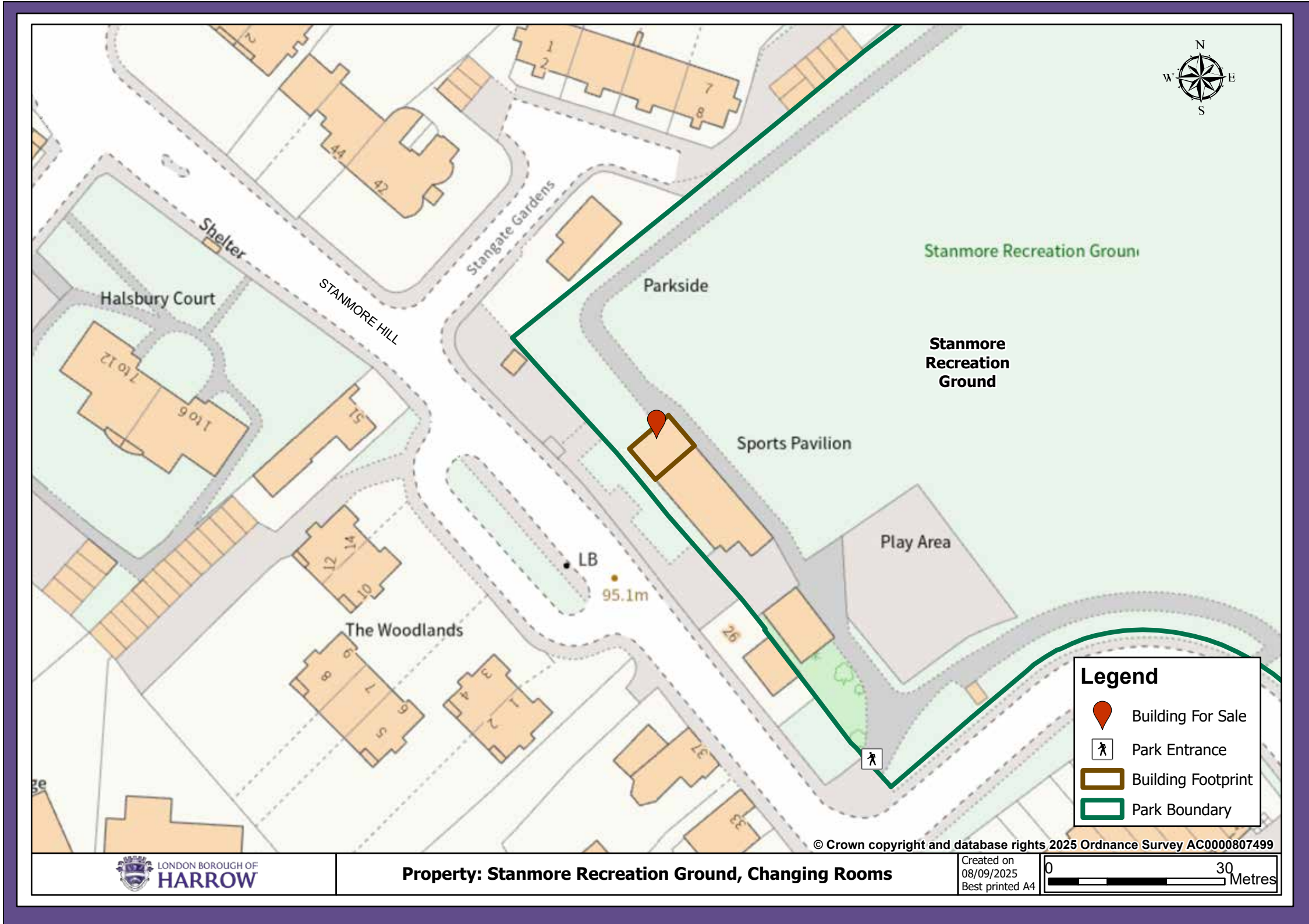
See inside the building and its surrounding area: [y2u.be/VcEXMIpu8Tw](https://www.youtube.com/watch?v=y2u.be/VcEXMIpu8Tw)

Floor plan of the building



Stanmore Recreation Ground, Former Changing Rooms

Location of the building



Voluntary EPC Certificate

Energy performance certificate (EPC)

Stanmore Recreation Ground
Former Changing Rooms
Stanmore Hill
Latitude 51.6194038, Longitude -0.3132423
STANMORE
HA7 3DS

Energy rating
C

Valid until:
1 September 2035

Certificate number:
5331-2566-7148-6966-2355

Property type
Offices and Workshop Businesses

Total floor area
34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Under 0
A+

0-25
A

26-50
B

51-75
C

76-100
D

101-125
E

126-150
F

Over 150
G

Net zero CO2

73 C

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

6 A

If typical of the existing stock

25 A

Breakdown of this property's energy performance

Main heating fuel
Grid Supplied Electricity

Building environment
Heating and Natural Ventilation

Assessment level
3

Building emission rate (kgCO2/m2 per year)
28.25


Primary energy use (kWh/m2 per year)
292

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report:
[energy-certifica](#)
[te/1498-9153-0383-0840-6693](#)

Voluntary EPC certificate

You can view the voluntary EPC certificate on GOV.UK here:
[energy-certifica](#)
[te/5331-2566-7148-6966-2355](#)

LONDON BOROUGH OF
HARROW



Stanmore Recreation Ground, Green Container

Stanmore Recreation Ground, Green Container

26

Park address

Stanmore Hill, HA7 3DS

Ward

Stanmore

Building coordinates

Latitude: 51.61972

Longitude: -0.31341

W3W: what3words.com/plant.period.rent

Travel

 Stanmore

Open days

Friday 23 January, 12-2pm

Friday 6 February, 12-2pm

Survey

View a survey with year one costs here:

www.harrow.gov.uk/greencontainerdefectreport

The green space

Stanmore Recreation Ground is a well-equipped public park situated in Stanmore, offering a variety of facilities for sports, recreation, and community activities. There is a new Café due to open in Stanmore Recreation Ground, and adjacent to this is a busy Nursery.

The building

This large green container is an accessible option for first-time businesses or services who can creatively and innovatively reimagine the space. Set on the hill of the green space and surrounded by extensive but colourful plant growth, we can see this space being well-suited for creative or wellbeing proposals.

Take a look at the Changing Rooms on page 20 in Stanmore Recreation Ground, only a few metres from the Green Container. We are accepting proposals which include both spaces.

Features

Children's playground, bowls green and club outdoor gym, circular paths, and a car park.

Top 3 attractions

1. Next to the high street with many retail options
2. Affluent and bustling area
3. Thriving Nursery, with a new Café due to open

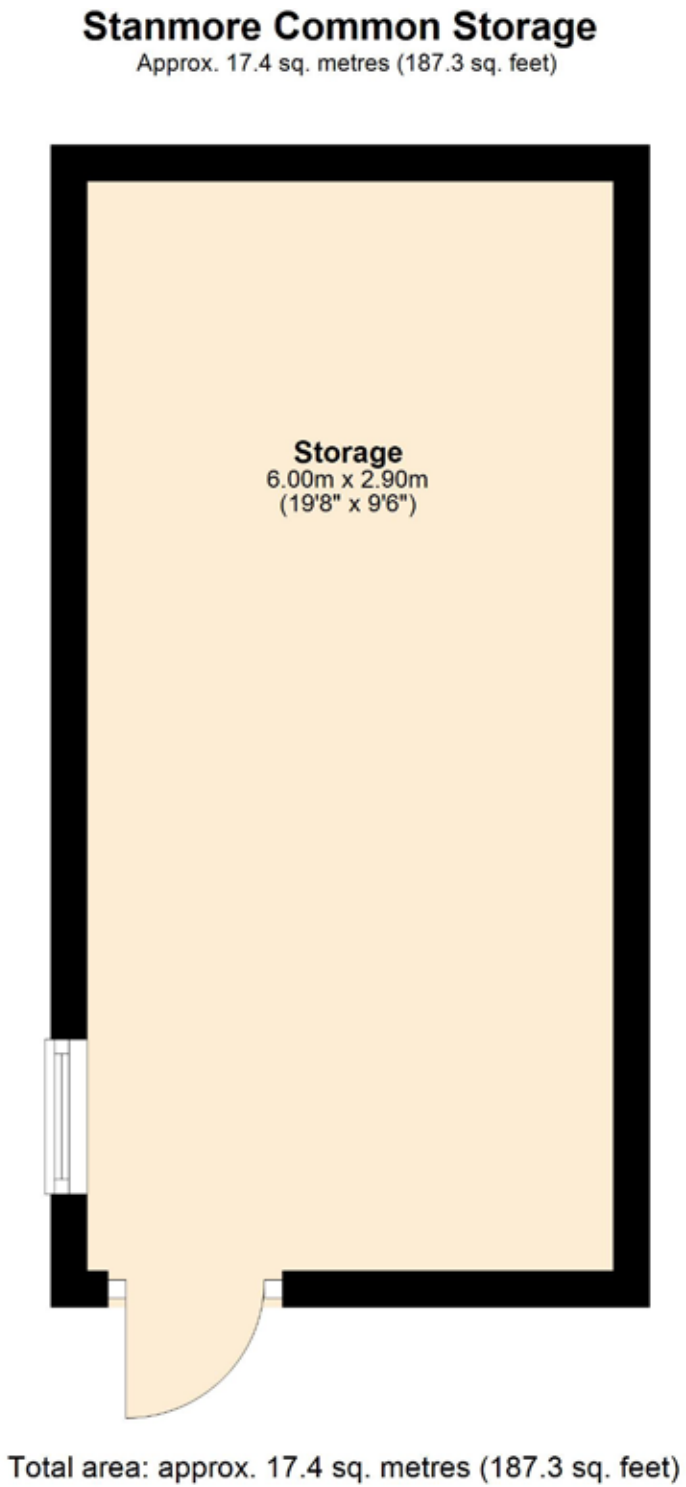
What we're looking for

A proposal potentially led on by young adults or a group within an educational setting.

Video reel

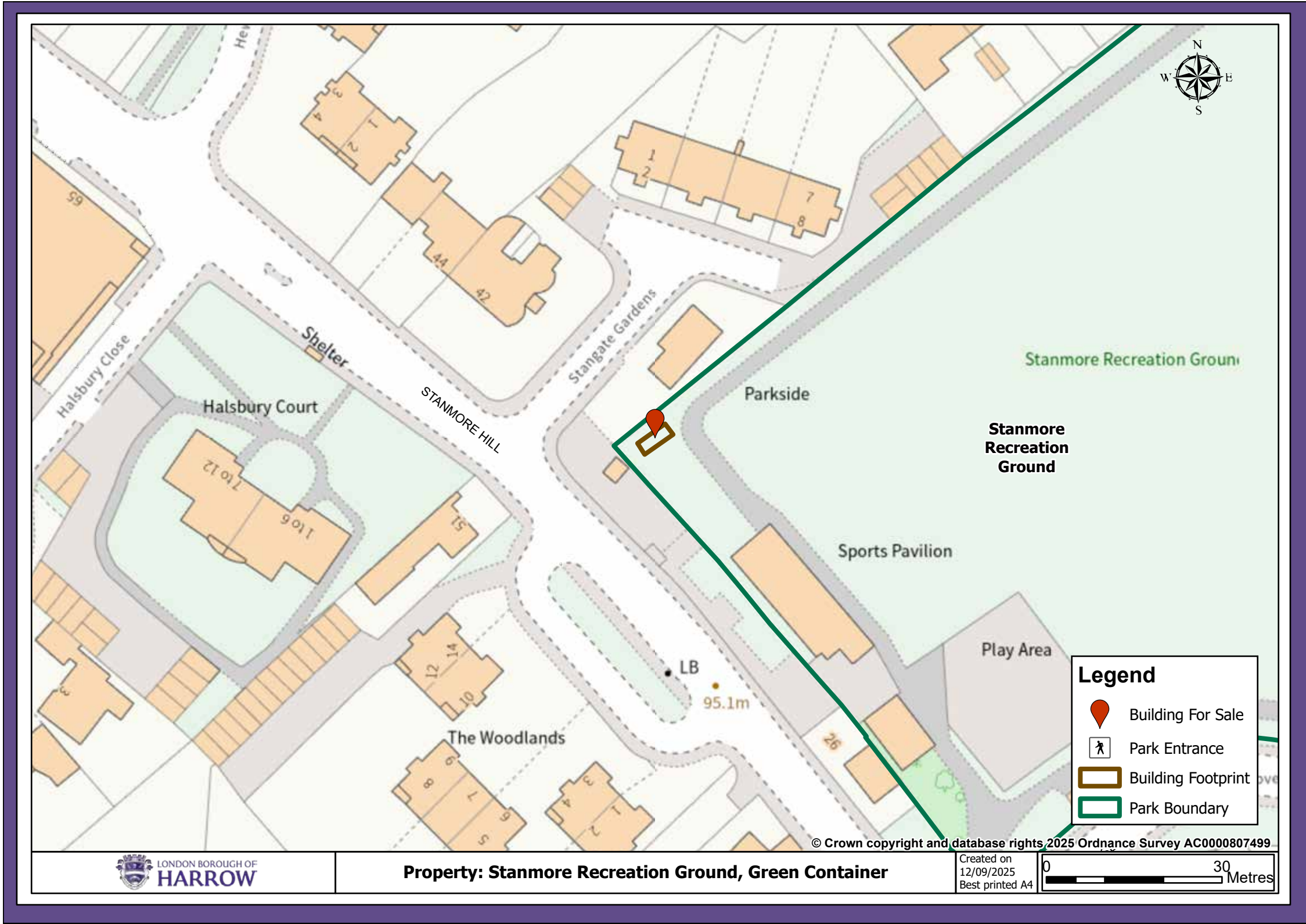
See inside the building and its surrounding area: y2u.be/VcEXMIpu8Tw

Floor plan of the building




Stanmore Recreation Ground, Green Container

Location of the building



EPC Exemption Certificate



EPC Exemption - Confirmation Notice

16-09-2025

Dear Harrow Council,

Re Property Address:

Stanmore Recreation Ground, Green Container, Stanmore Hill, HA7 3DS
Latitude 51.6197216
Longitude -0.3134092

We have been instructed to carry out Energy Performance Certificate (EPC) reports for the above property. However, following a site survey, we can confirm that the property is exempt from the requirement to have an EPC for marketing, sale, or letting.

This exemption is based on the following criteria:

The duties relating to EPCs do not apply to stand-alone buildings with a total useful floor area of less than 50m².

As outlined in Improving the energy efficiency of our buildings: A guide to energy performance certificates for the construction, sale and let of non-dwellings (December 2012), published by the Department for Communities and Local Government (DCLG).
(You can view the guide [here](#))

We can confirm that we have measured the property, and it is less than 50m², thereby meeting the criteria for an EPC exemption.

Kind Regards



David Sanders

Head of Energy Efficiency
Vibrant Energy Matters



T | 01495 236145



LONDON BOROUGH OF
HARROW

We look forward to receiving your proposals.

For queries relating to the buildings, please contact Jennifer Webster on
jennifer.webster@harrow.gov.uk.

Please allow 7 days for a response.