



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

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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 6-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

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

Viewings

To view the property, contact our Estate

Agent Tony Chamberlain:

www.chamberlaincommercial.com

Non-intrusive defect report

View our Defect Report with year one costs identified for this level of survey:

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.

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.

The lease for this building includes an large outbuilding, which used to be a toilet block.

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

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Floor plan of the building, left side



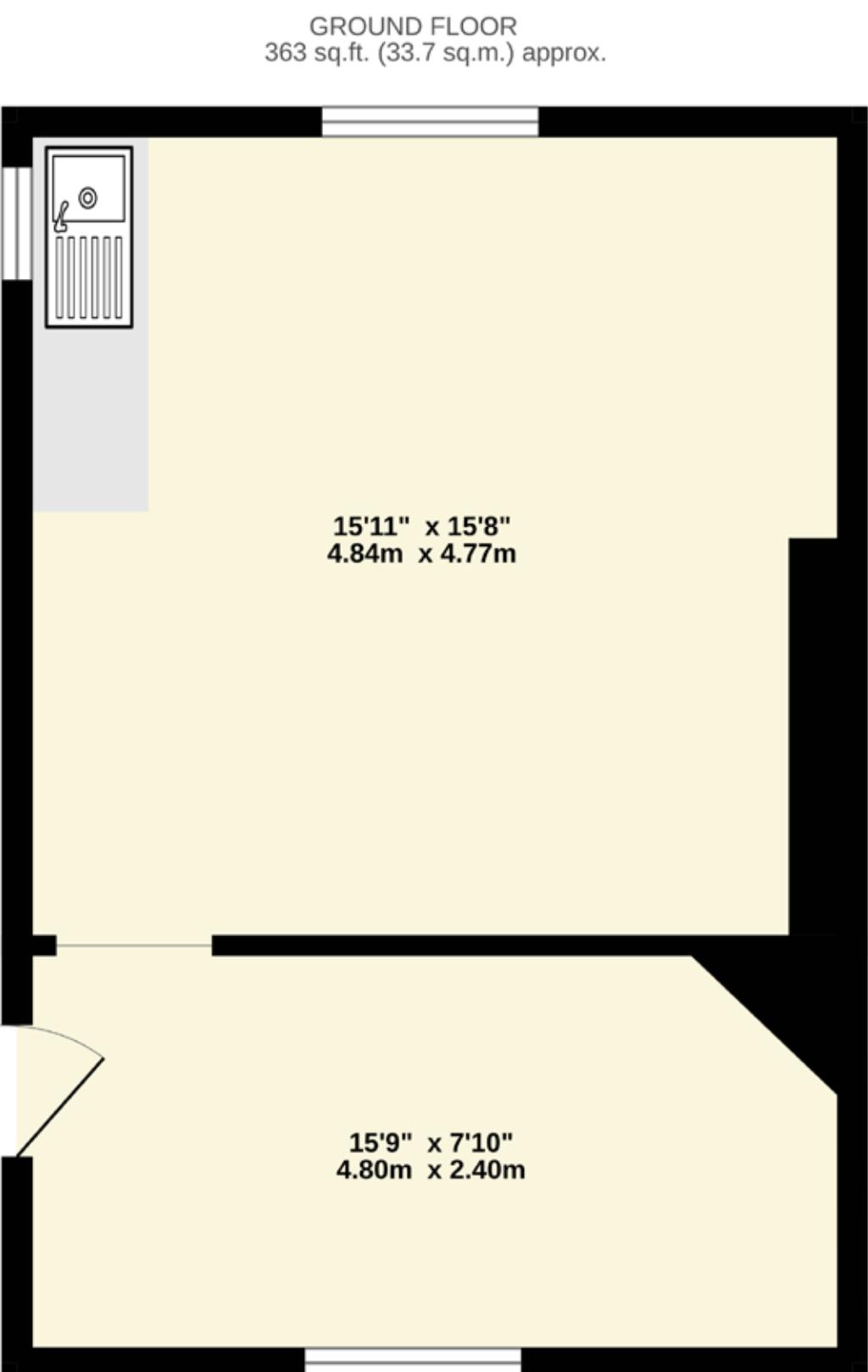
660 PINNER ROAD, HARROW CEMETERY, OUTER BUILDING LEFT SIDE

TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Harrow Cemetery, Former Chapel Offices

6

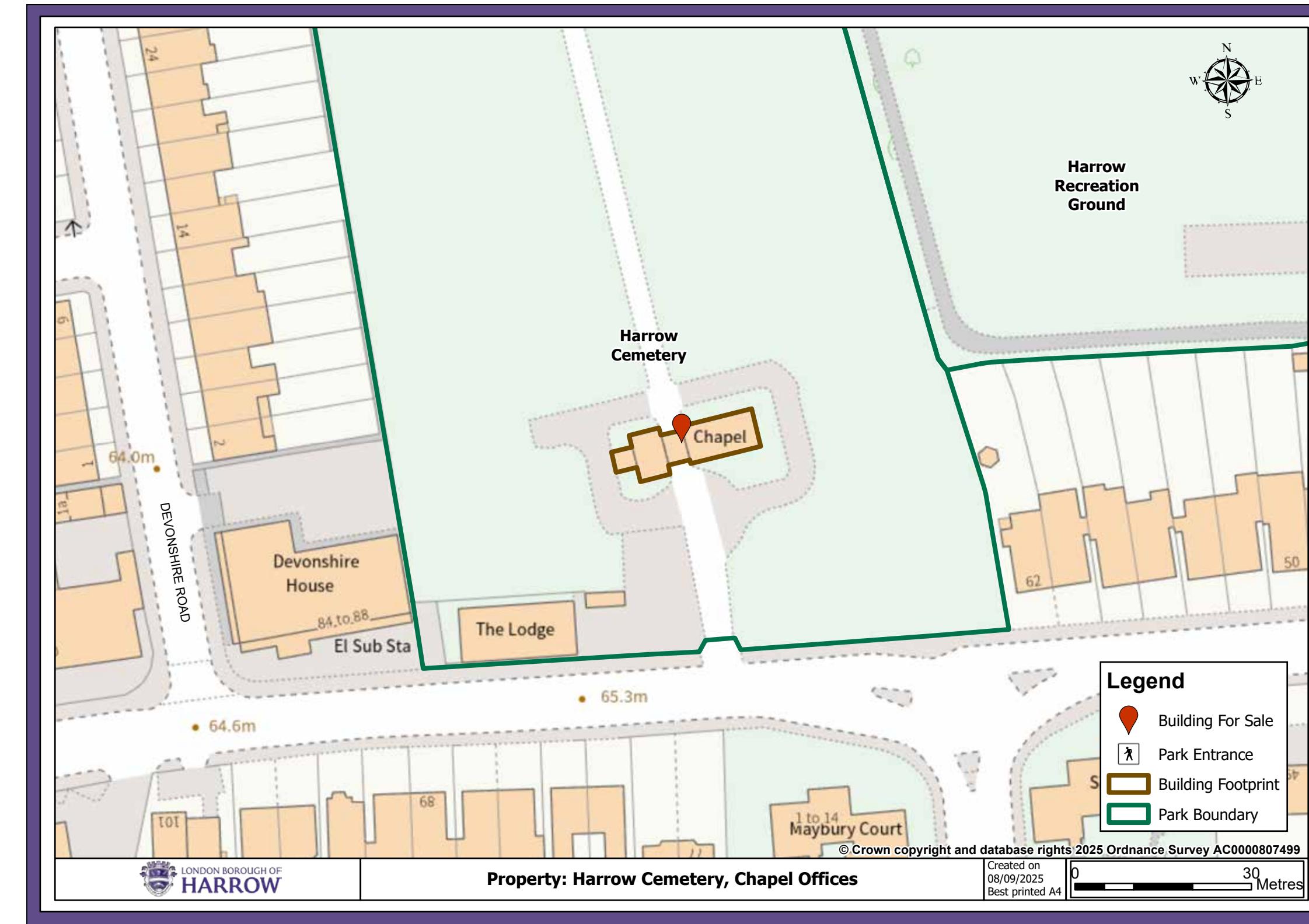
Floor plan of the building, right side



Harrow Cemetery, Former Chapel Offices

7

Location of the building

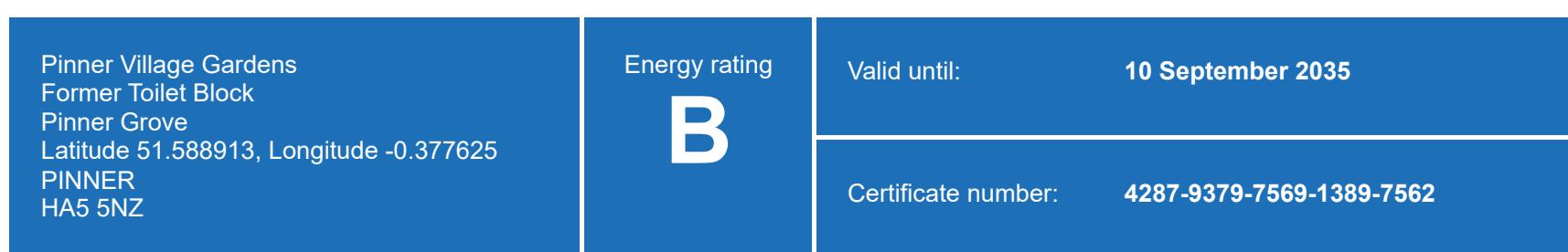


Harrow Cemetery, Former Chapel Offices

8

EPC Certificate, left side of the building

Energy performance certificate (EPC)



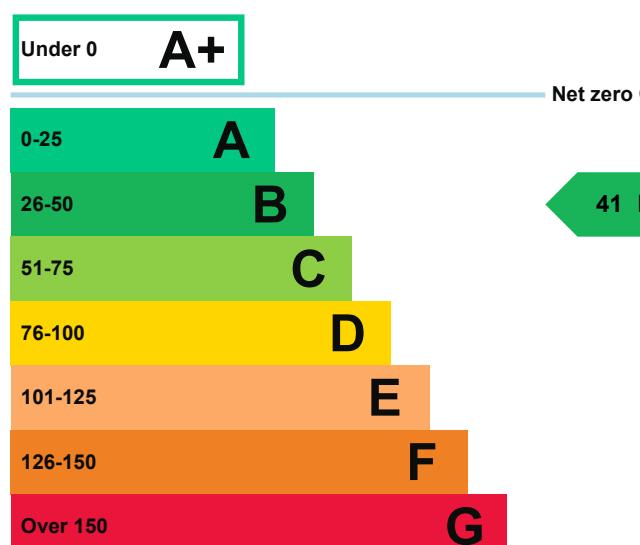
Property type	Others: Stand-Alone Utility Block
Total floor area	41 square metres

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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

99 D

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m ² per year)	1.14
Primary energy use (kWh/m ² per year)	12

Recommendation report

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

energy-certificate/te/3177-1312-5071-1299-0911

Full EPC certificate

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

energy-certificate/te/7243-2961-9659-3954-4536

Harrow Cemetery, Former Chapel Offices

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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

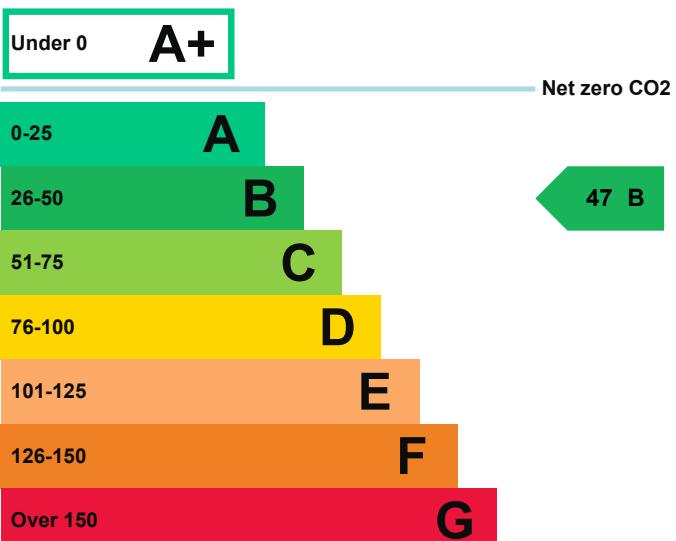
Property type	Offices and Workshop Businesses
Total floor area	34 square metres

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.



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/m ² per year)	67.92
Primary energy use (kWh/m ² per year)	713

Recommendation report

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

energy-certificate/8467-9195-0072-9965-4793

Full EPC certificate

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

energy-certificate/1660-2483-9932-8251-2085



Costs being
covered by
Harrow Council
to the total of
£9,500*

Wood Farm, Former Old Dairy

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

Non-intrusive defect report

View our Defect Report with year one costs identified for this level of survey:

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.

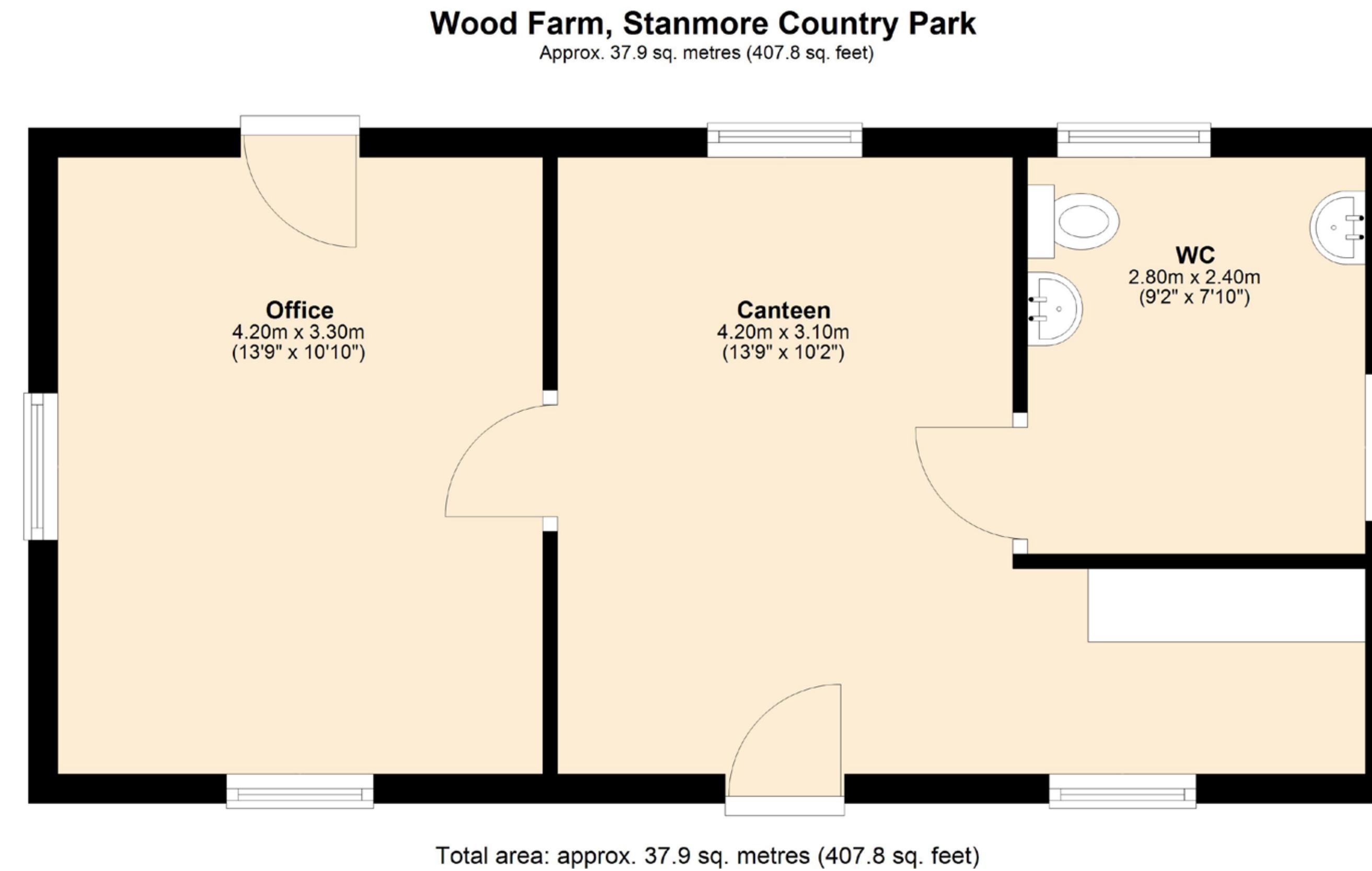
Video reel

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

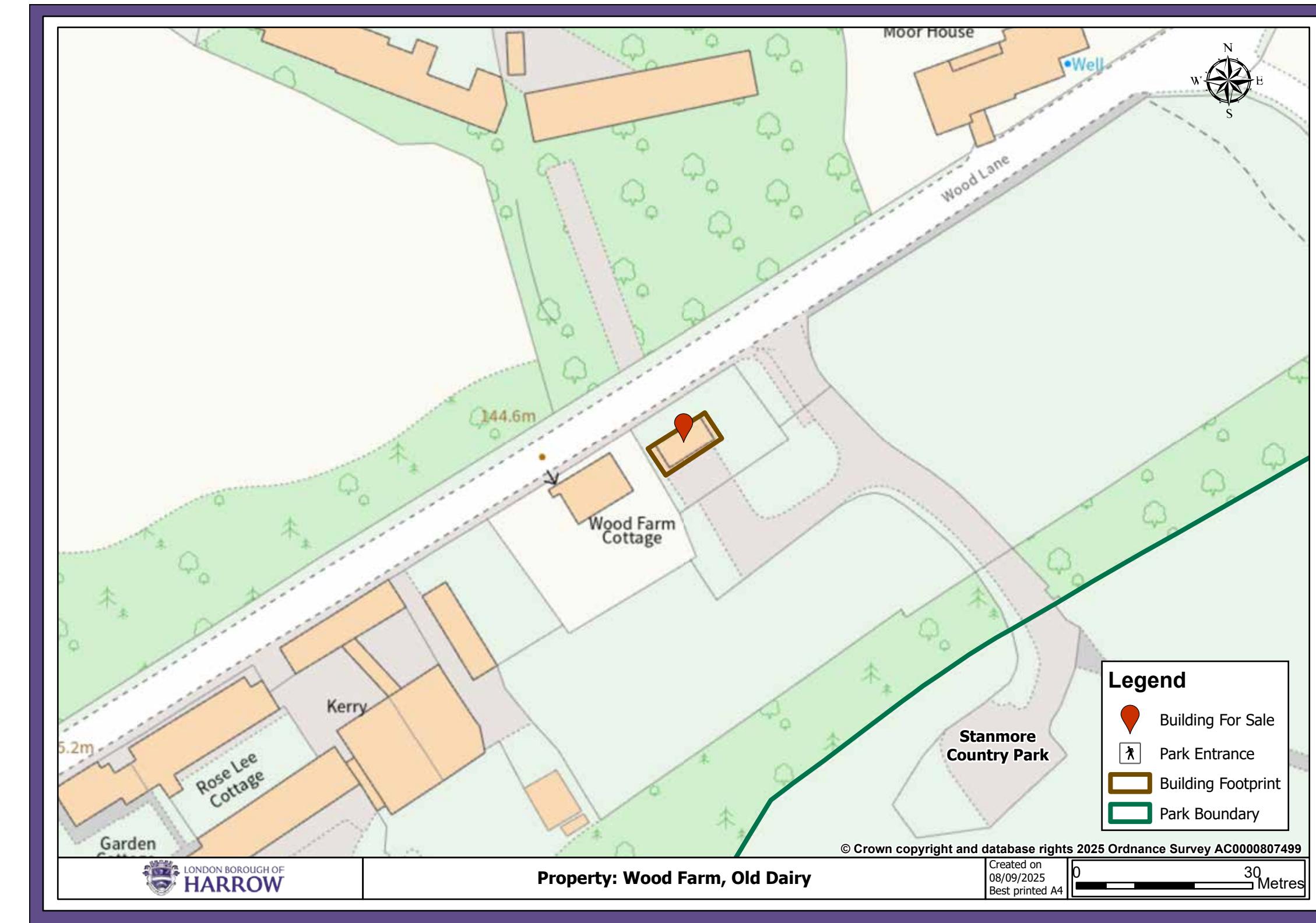
Wood Farm, Former Old Dairy

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Floor plan of the building



Location of the building



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

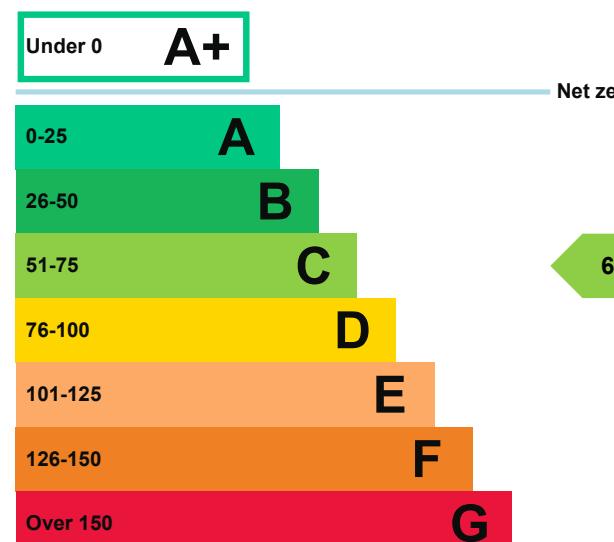
Property type	Offices and Workshop Businesses
Total floor area	37 square metres

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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

10 A

If typical of the existing stock

41 B

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/m ² per year)	43.6
Primary energy use (kWh/m ² per year)	456

Recommendation report

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

energy-certificate/te/2782-9057-1474-1839-7338

Full EPC certificate

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

energy-certificate/te/3569-9426-5351-8428-5803



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



Viewings

To view the property, contact our Estate Agent Tony Chamberlain:

www.chamberlaincommercial.com

Non-intrusive defect report

View our Defect Report with year one costs identified for this level of survey:

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.

Features

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.

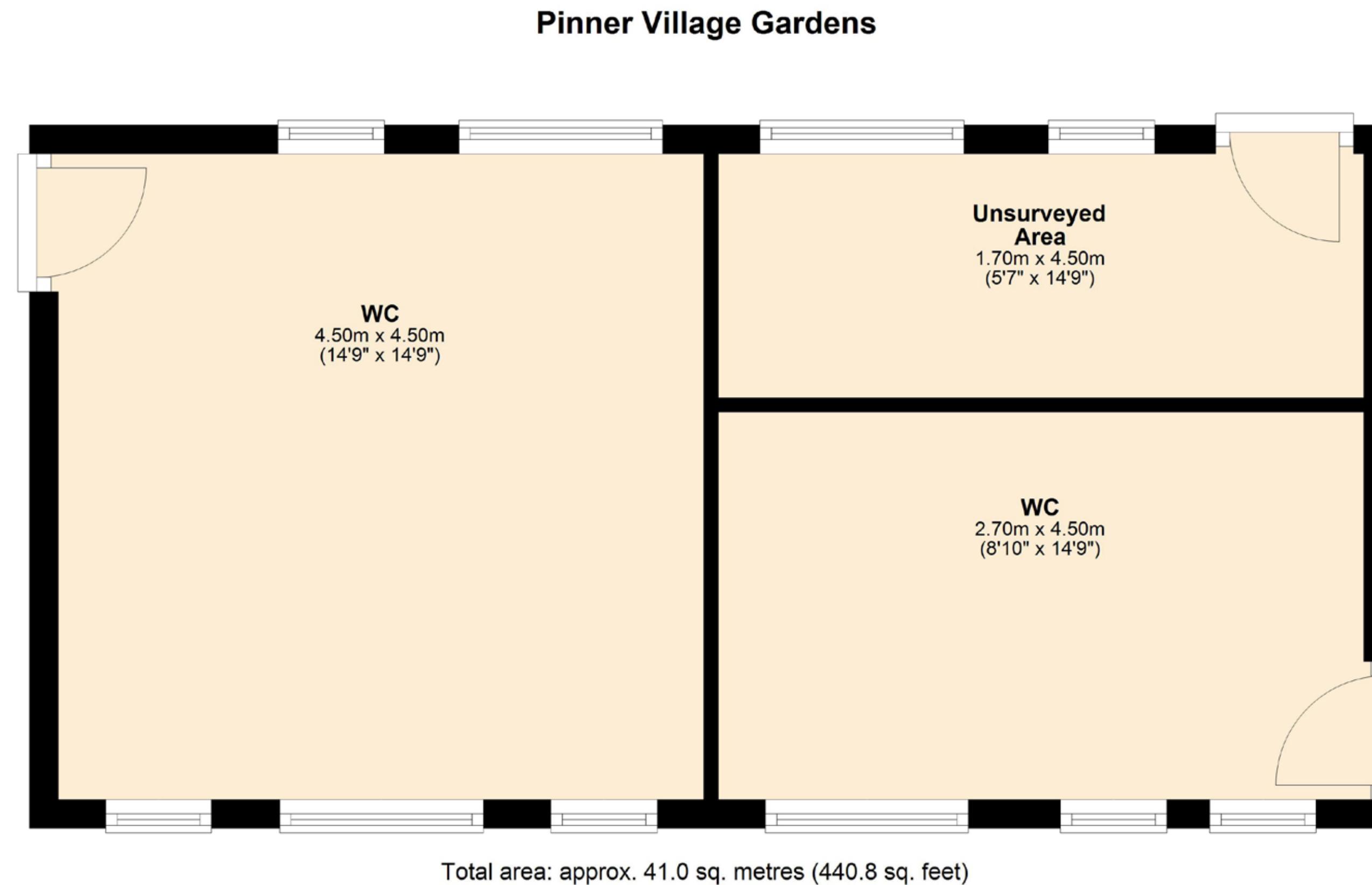
Video reel

See inside the building and its surrounding area: y2u.be/3bUd2FBUuOg

Pinner Village Gardens, Former Toilet Block

17

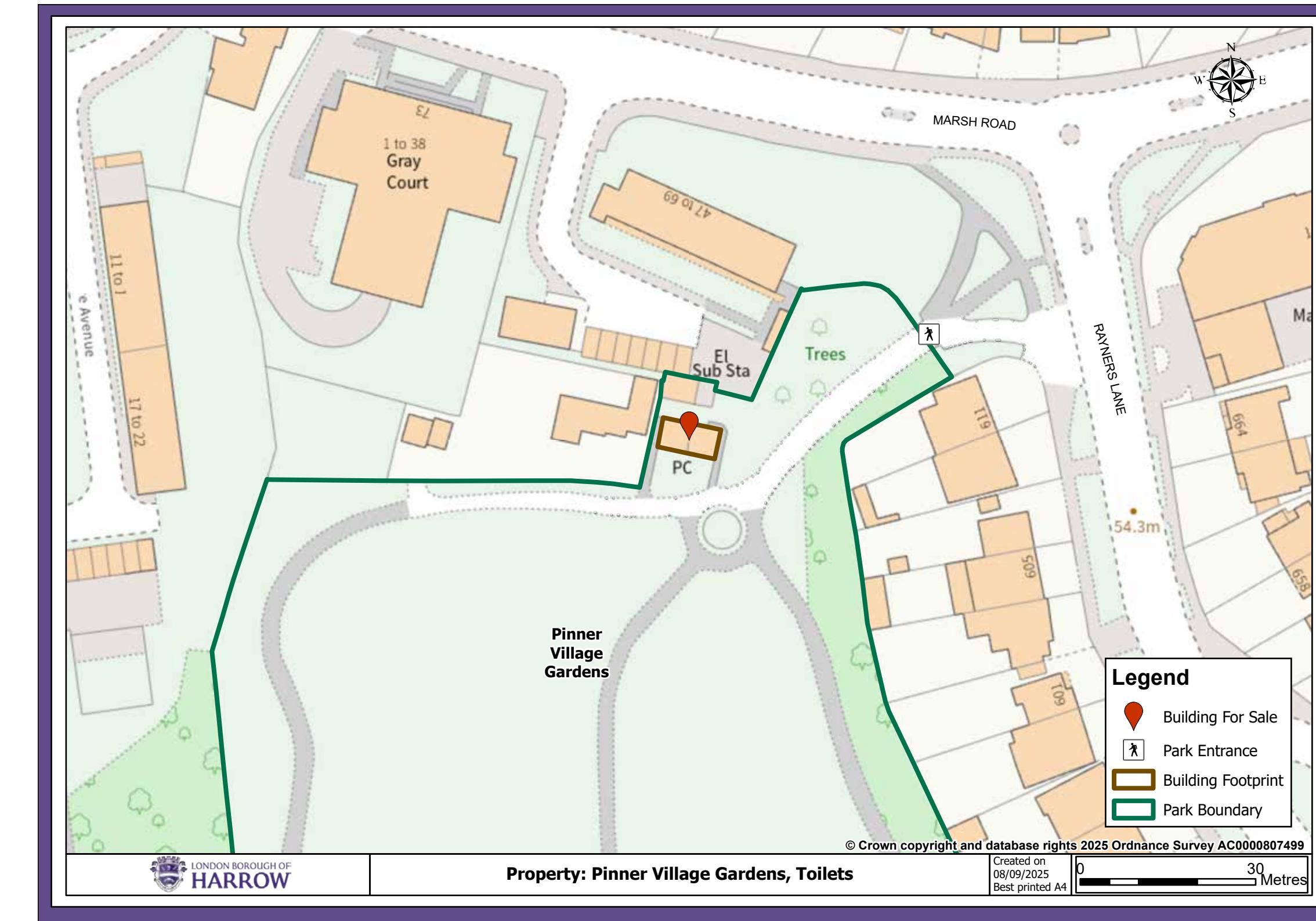
Floor plan of the building



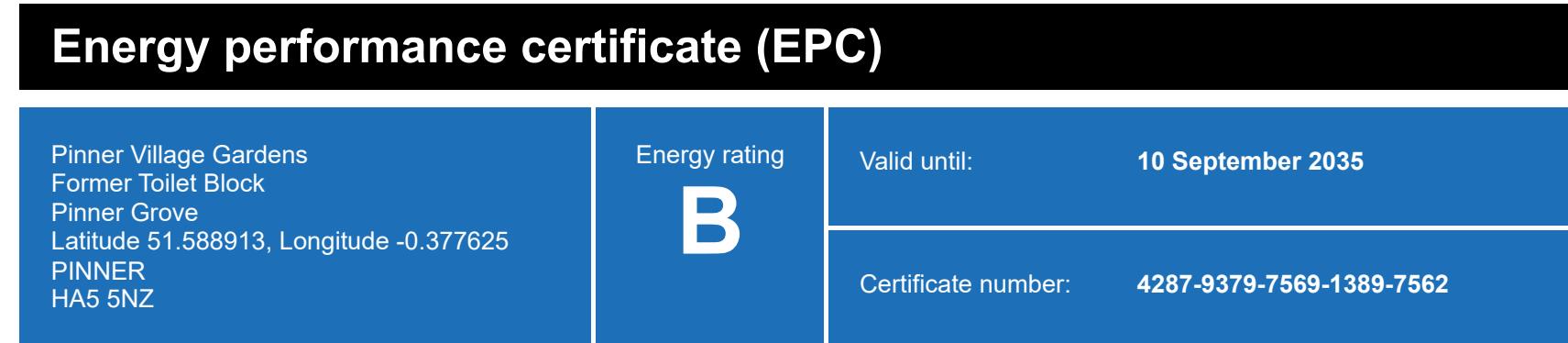
Pinner Village Gardens, Former Toilet Block

18

Location of the building



EPC Certificate



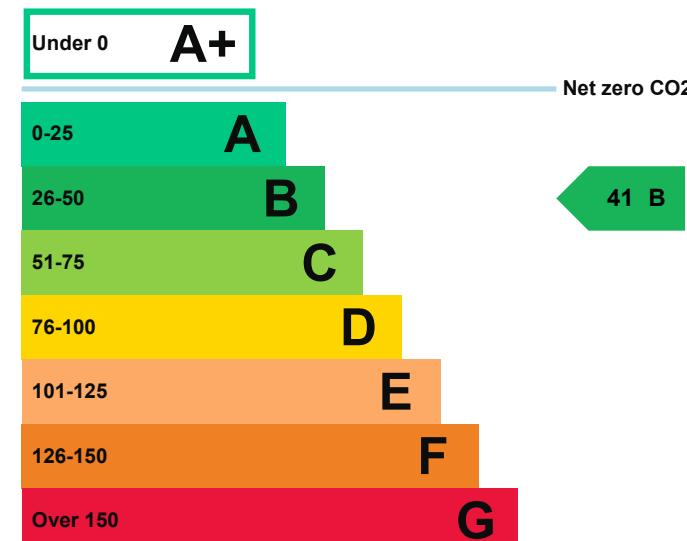
Property type	Others: Stand-Alone Utility Block
Total floor area	41 square metres

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.



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 (kgCO ₂ /m ² per year)	585.71
Primary energy use (kWh/m ² per year)	6352

Recommendation report

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

energy-certificate/te/4287-9379-7569-1389-7562

Full EPC certificate

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

energy-certificate/te/9779-6204-2659-1955-4729



Costs being
covered by
Harrow Council
to the total of
£1,400*

Stanmore Recreation Ground, Former Changing Rooms

*Harrow Council will not pay for an amount that exceeds the total in their survey, which can be viewed [here](#) and on page 21.

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



Open days

Thursday 22 January, 12-2pm

Thursday 5 February, 12-2pm

Non-intrusive defect report

View our Defect Report with year one costs identified for this level of survey:

[www.harrow.gov.uk/
changingroomsdefectreport](http://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.

The Green Container you can see at the end of the YouTube video (link on your right) is also becoming available in Round Three. We are accepting proposals which include both these 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.

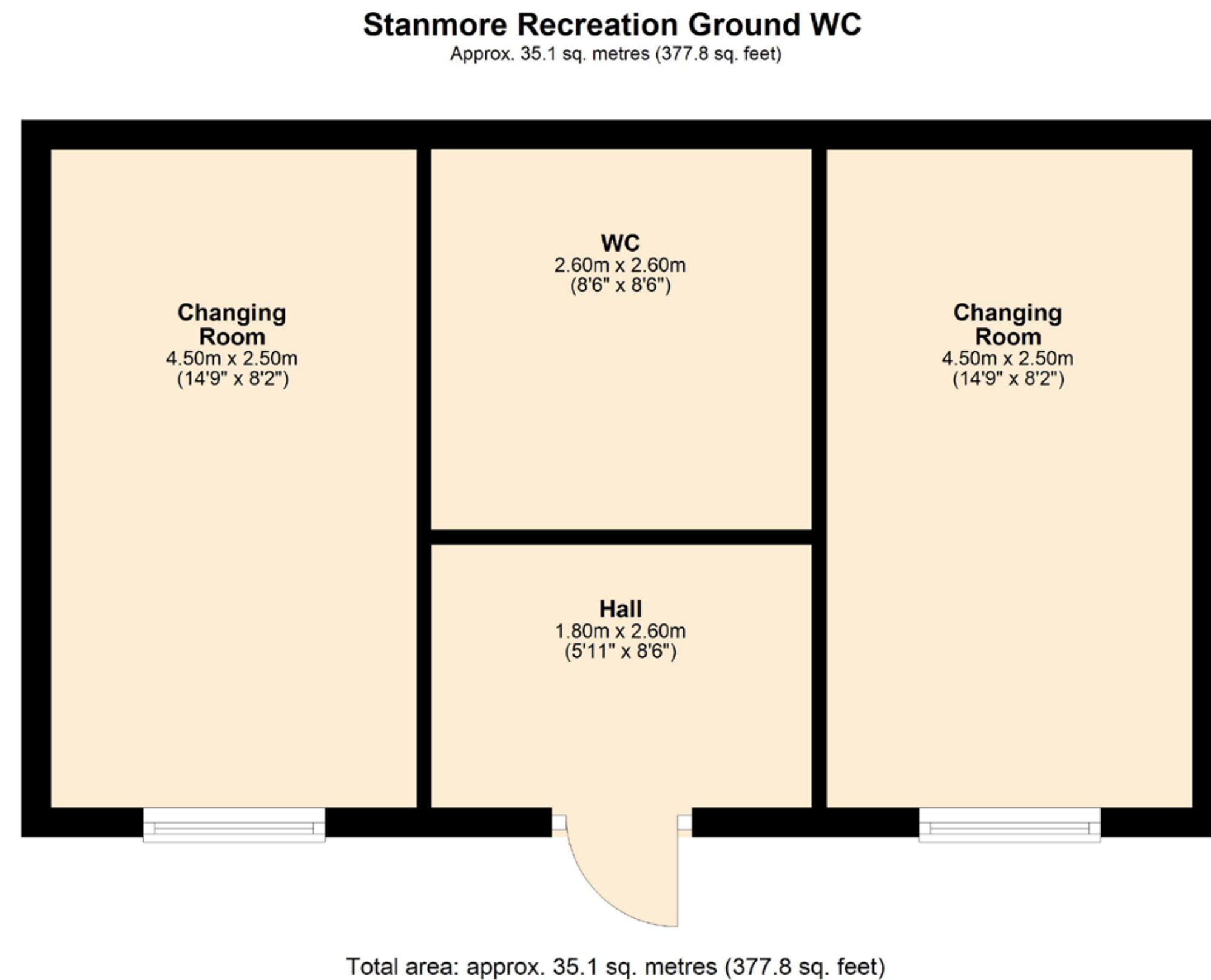
Video reel

See inside the building and its surrounding area: y2u.be/PFj2uP0cwgc

Stanmore Recreation Ground, Former Changing Rooms

22

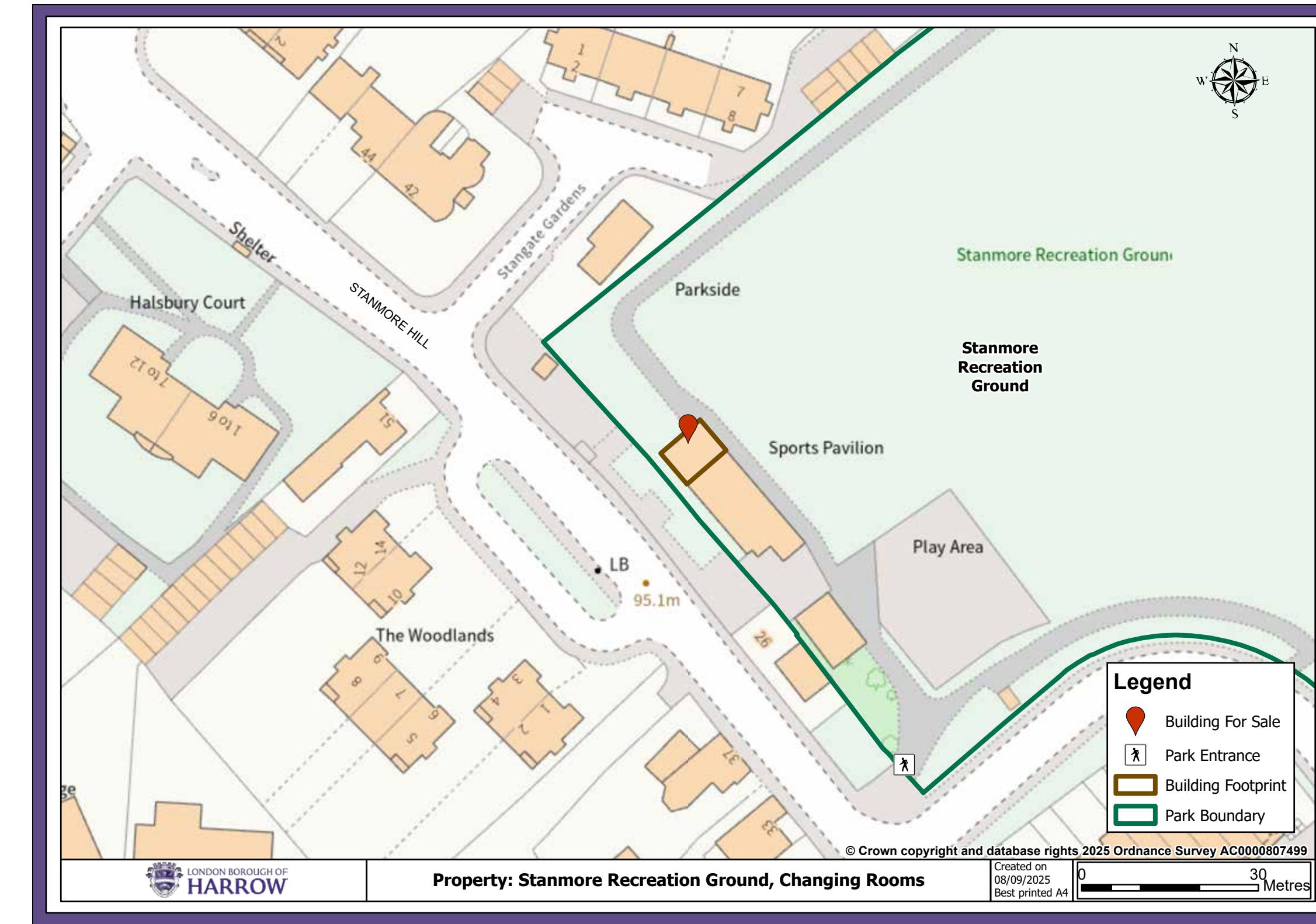
Floor plan of the building



Stanmore Recreation Ground, Former Changing Rooms

23

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

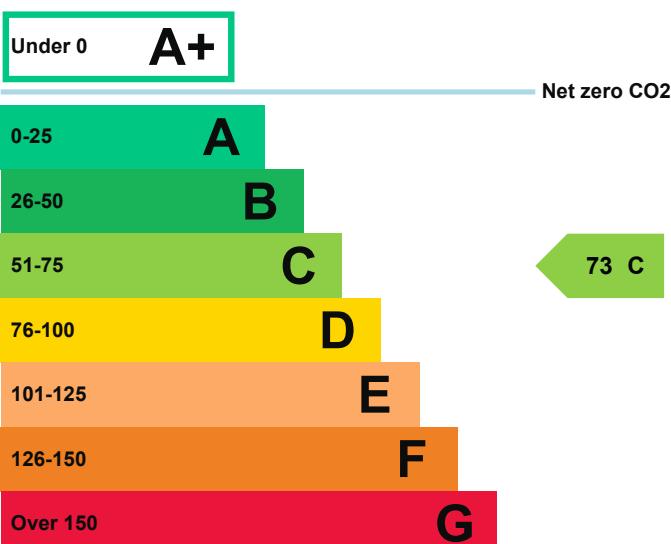
Property type	Offices and Workshop Businesses
Total floor area	34 square metres

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.



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/m ² per year)	28.25
Primary energy use (kWh/m ² per year)	292

Recommendation report

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

energy-certificate/te/1498-9153-0383-0840-6693

Voluntary EPC certificate

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

energy-certificate/te/5331-2566-7148-6966-2355



Centenary Café, Former Café

Centenary Café, Former Café

26

Park address

Culver Grove, HA7 2NW

Ward

Stanmore

Building coordinates

Latitude: 51.598599

Longitude: -0.30344

W3W: what3words.com/shape.sits.erase

Travel

 Queensbury

Viewings

To view the property, contact our Estate Agent Tony Chamberlain:

www.chamberlaincommercial.com

Non-intrusive defect report

View our Defect Report with year one costs identified for this level of survey:

bit.ly/48JxZ9C

The green space

Centenary Park has some of the best outdoor sports facilities in Harrow. It has 4 tennis courts and a 3G 5-a-side football pitch. This park in Stanmore has entrances from Culver Grove and Crowshott Avenue and is in a busy residential area. Centenary Park also has a thriving nursery and school next to it, Brightkidz and Park High School, bringing footfall and a young energy.

The building

This former Café is compact but full of character. Perfectly placed looking over the park and by a nursery and school, this building could be linked to community, young provision, health and wellbeing, the arts, or pets – with huge potential to draw more of our residents into green spaces. The lease includes the area of decking in front of it. The Café items in the building are not included in the lease.

Features

Children's playground, green gym, tennis courts and football pitches.

Top 3 attractions

1. 3G 5-a-side football pitch
2. In a residential area
3. By thriving educational establishments

What we're looking for

A proposal which can activate the building day and night, with a programme or business which serves our residents and the wider community.

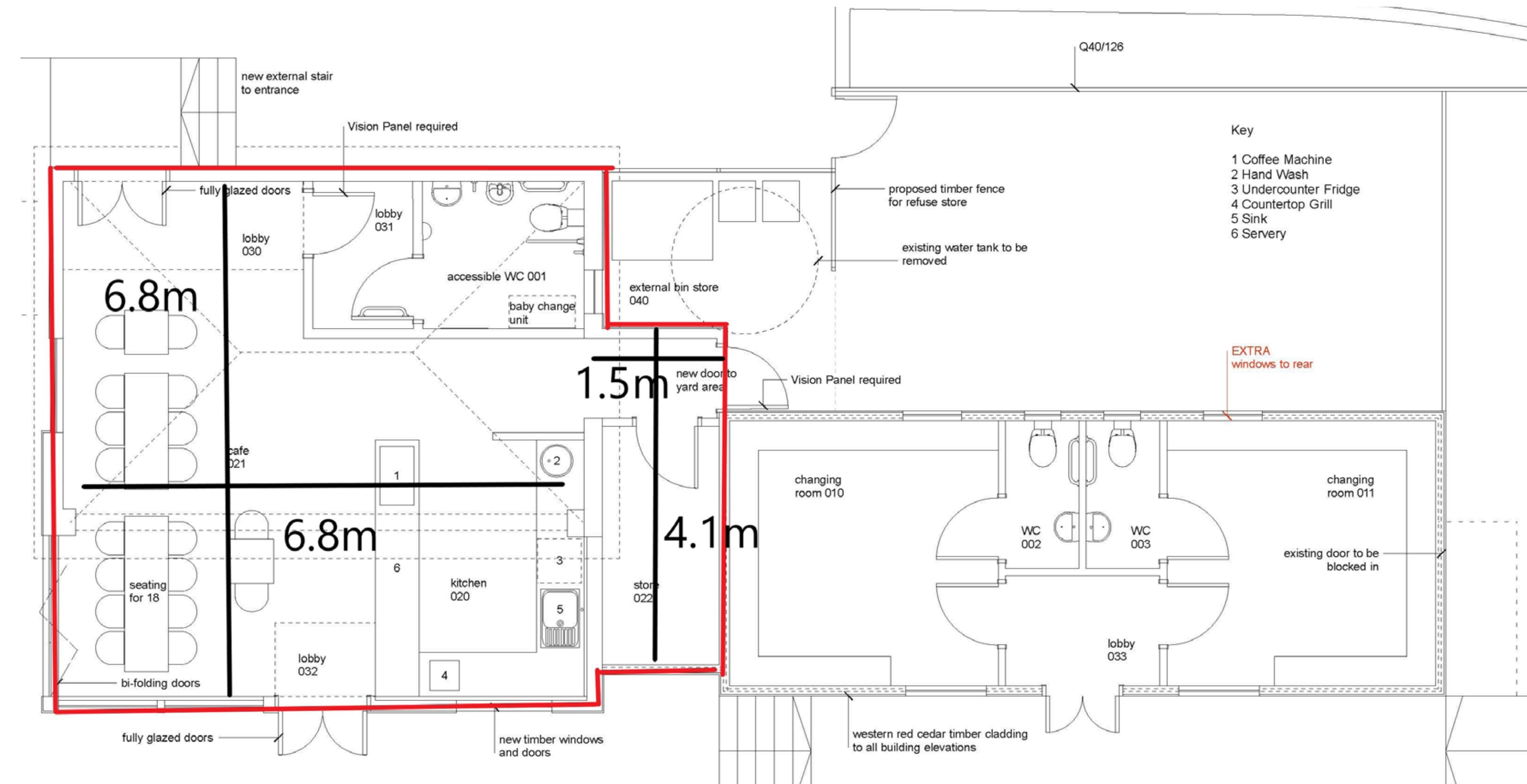
Video reel

See inside the building and its surrounding areas: y2u.be/jhJ7qWnh40A

Centenary Café, Former Café

27

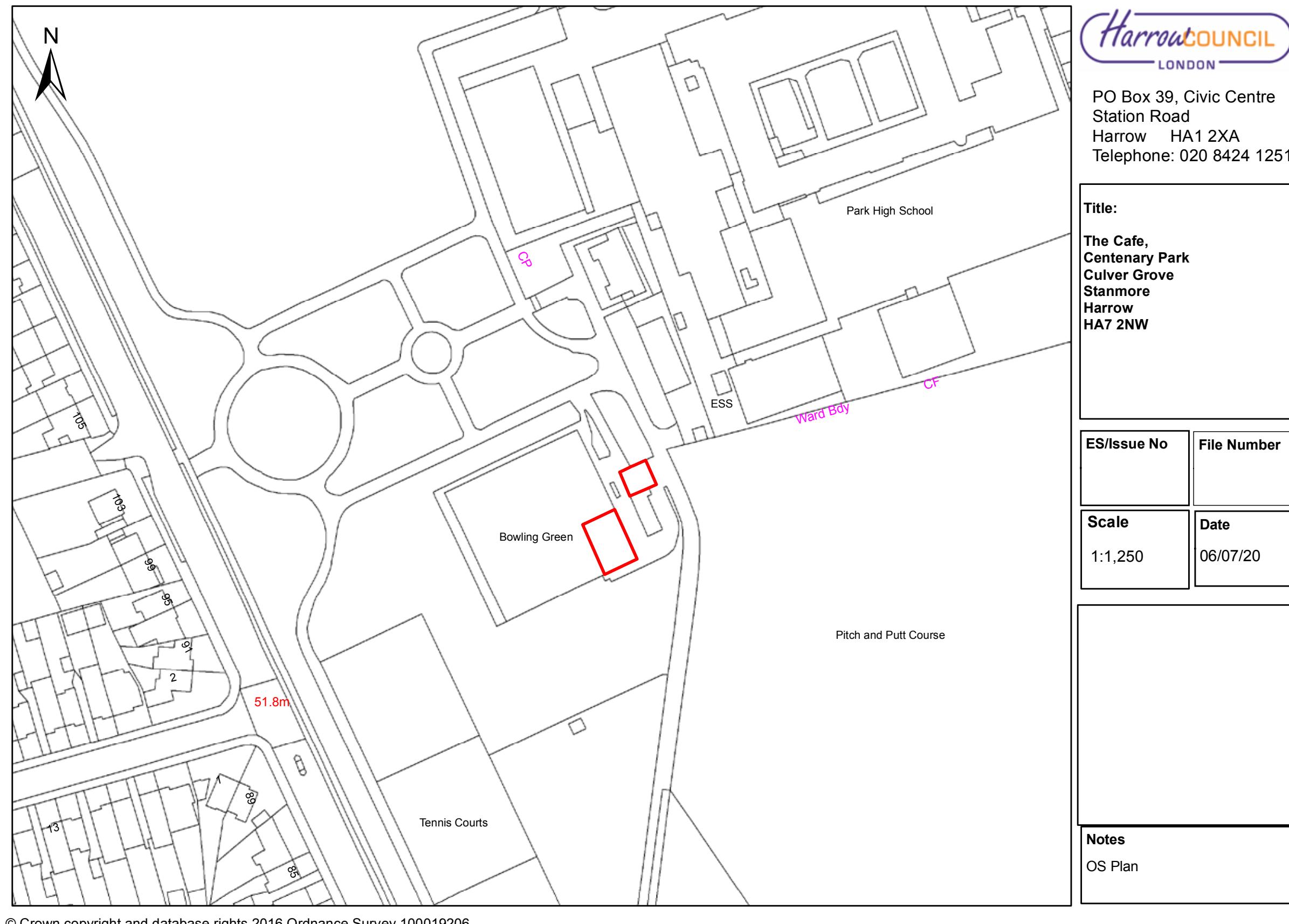
Floor plan of the building – the red line is what is included in the lease



Centenary Café, Former Café

28

Location of the building – the red line is what is included in the lease



Centenary Café, Former Café

29

EPC Certificate

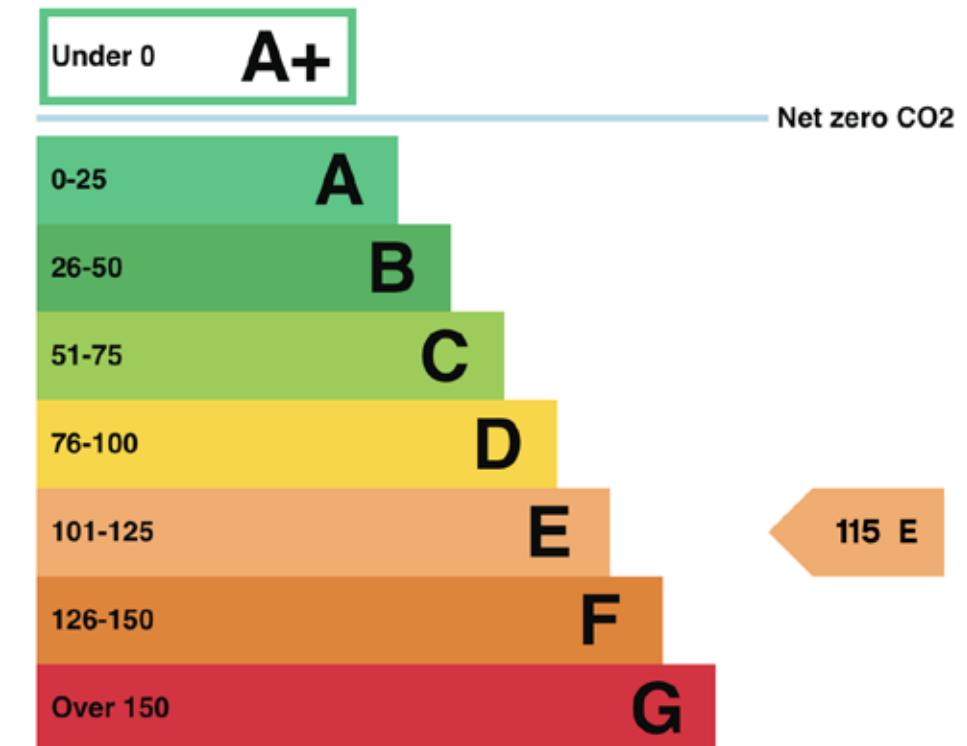
CENTENARY PARK CAFE CENTENARY PARK CULVER GROVE STANMORE HA7 2NW		Energy rating E
Valid until 29 September 2030	Certificate number 8724-3195-5905-1561-2172	
Property type A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways		
Total floor area 55 square metres		

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 E.



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

32 B

If typical of the existing stock

93 D

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/m ² per year)	354.42
Primary energy use (kWh/m ² per year)	2096

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report: energy-certificate/9333-7335-8768-2582-4544

EPC certificate

You can view the voluntary EPC certificate on GOV.UK here: energy-certificate/8724-3195-5905-1561-2172



Near Woodlands Open Space, Former Toilet Block

Park address

Cambridge Road, HA2 7LA

Ward

North Harrow

Building coordinates

Latitude: 51.58637

Longitude: -0.36208

W3W: what3words.com/cool.unable.pouch

Travel

 North Harrow

Viewings

To view the property, contact our Estate

Agent Tony Chamberlain:

www.chamberlaincommercial.com

Non-intrusive defect report

View our Defect Report with year one costs identified for this level of survey:

www.harrow.gov.uk/woodlandsdefectreport

The green space

Woodlands Open Space offers a serene escape from urban life, with its combination of open grass areas and natural woodland providing a habitat for various wildlife. It's a perfect spot for nature walks, birdwatching, or simply unwinding in a peaceful setting.

The building

A large former toilet block on a main road and next to a pay and display car park, which opens up onto the Woodlands Open Space. This property has strong commercial potential due to its location, with character features on the outside of the building and shaded by a large tree.

Features

Car park, nature walks, natural woodland, open grass areas, and a good location for birdwatching.

Top 3 attractions

1. Large car park
2. Looks out onto a busy high street
3. Wood meadow and natural woodlands

What we're looking for

A proposal which is connected to the Woodlands Open Space, and a business or service which retains one toilet.

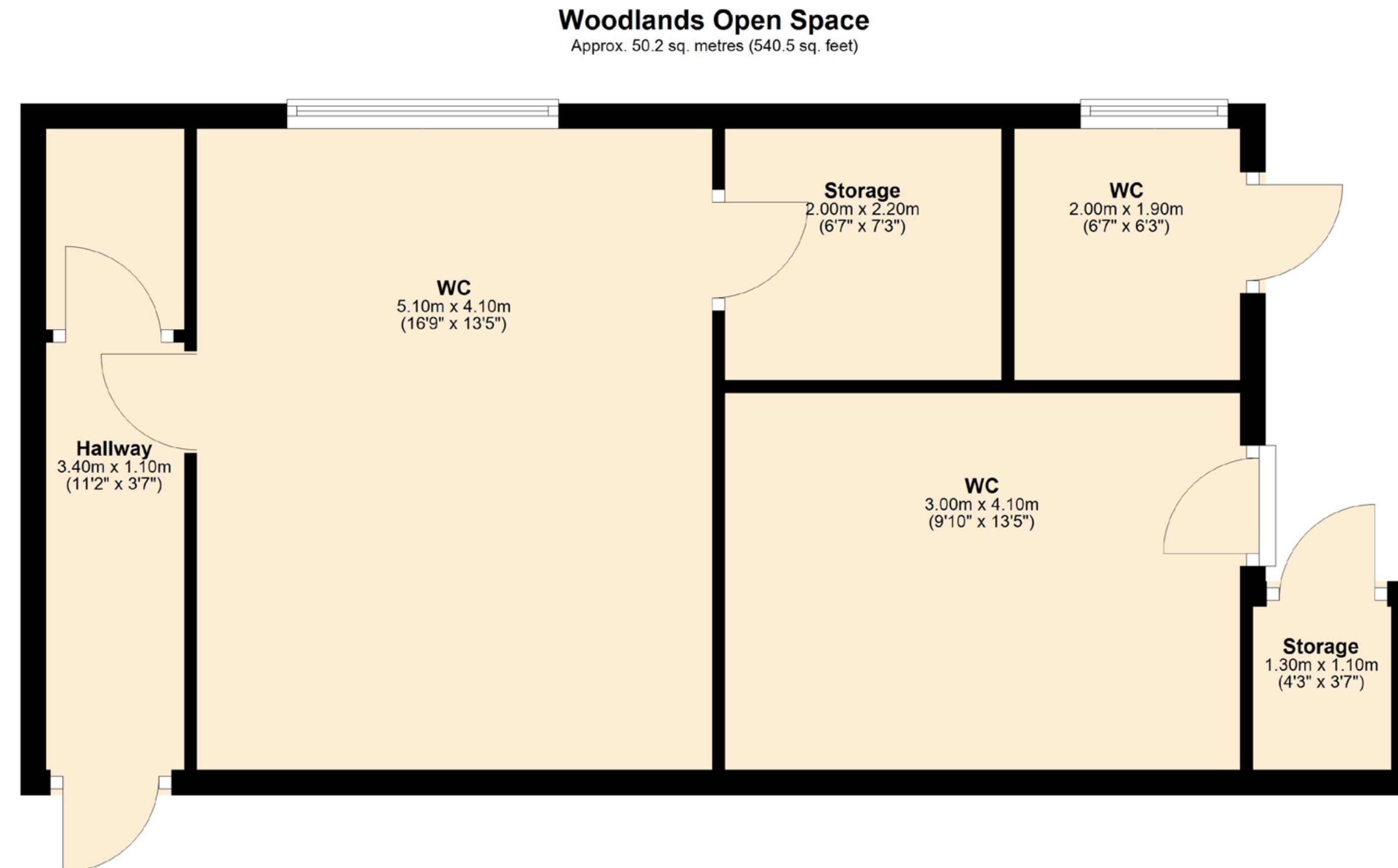
Video reel

See inside the building and its surrounding area: y2u.be/lekYOL1wM7Q

Near Woodlands Open Space, Former Toilet Block

32

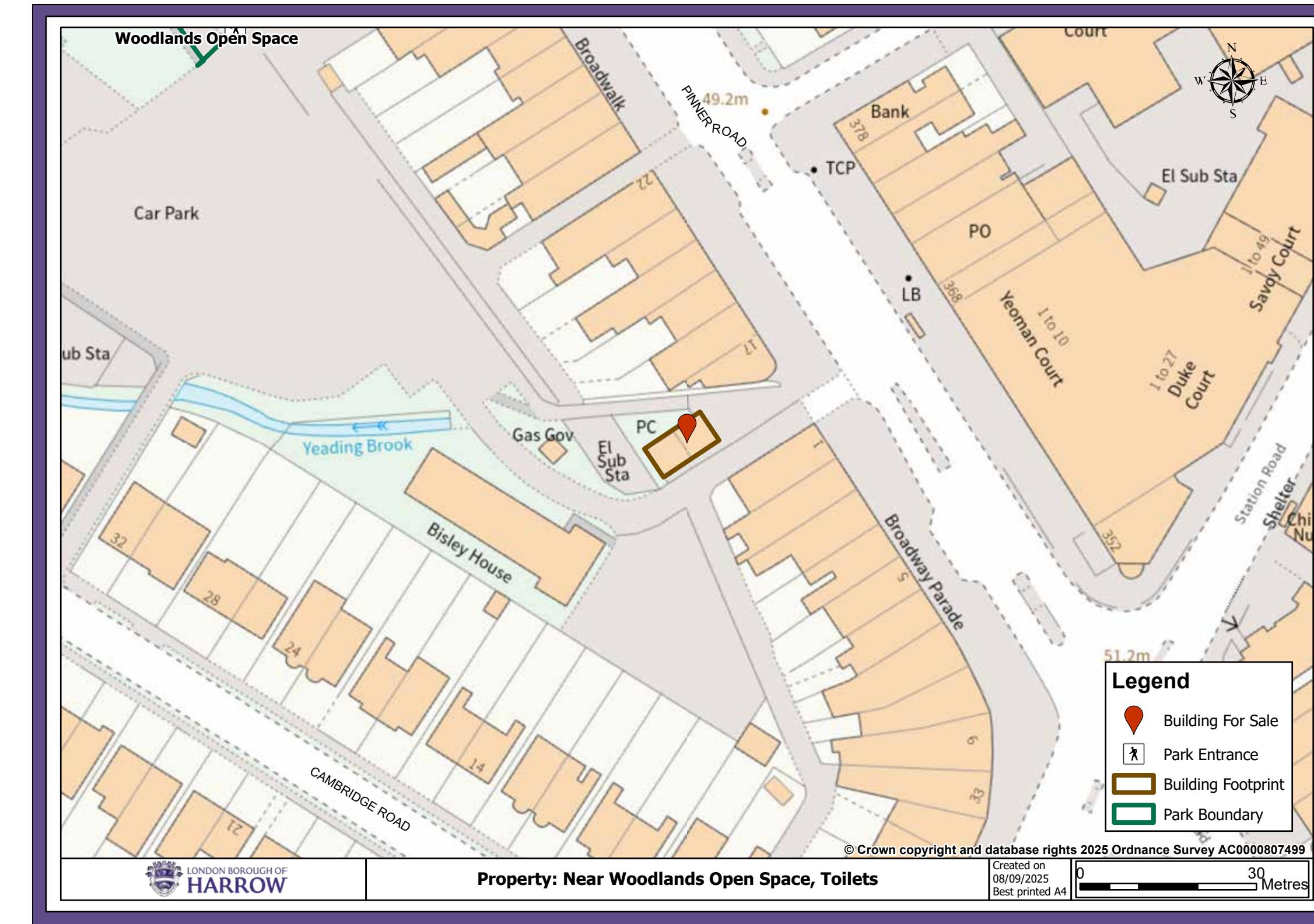
Floor plan of the building



Near Woodlands Open Space, Former Toilet Block

33

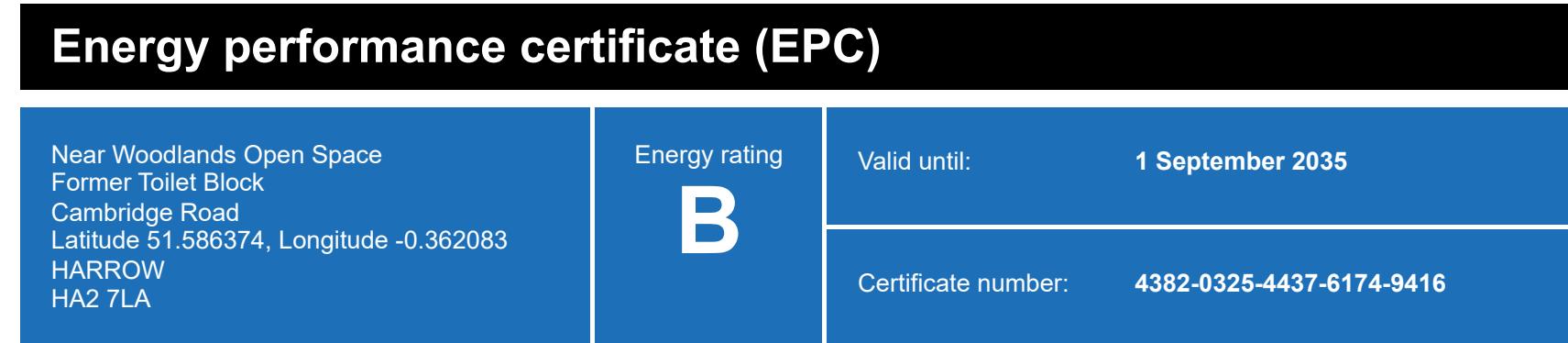
Location of the building



Near Woodlands Open Space, Former Toilet Block

34

EPC Certificate



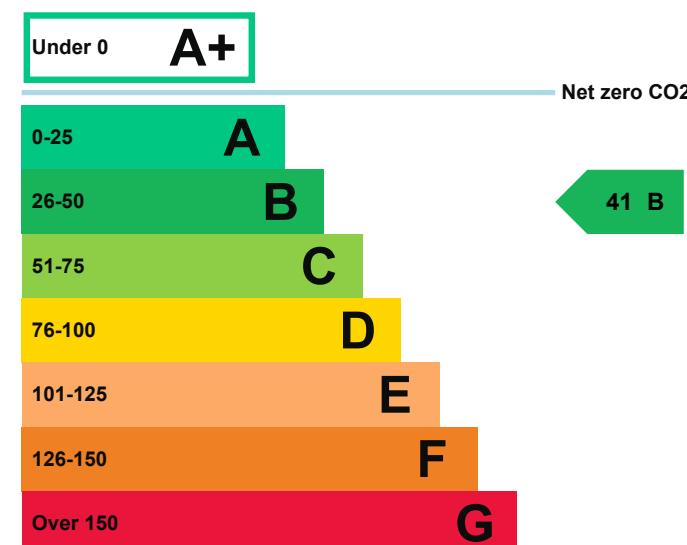
Property type	Others: Stand-Alone Utility Block
Total floor area	48 square metres

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.



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 Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m ² per year)	587.58
Primary energy use (kWh/m ² per year)	6372

Recommendation report

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

energy-certificate/4382-0325-4437-6174-9416

Full EPC certificate

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

energy-certificate/4382-0325-4437-6174-9416

We look forward to receiving your proposals.

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

For more information please visit
www.harrow.gov.uk/buildingsbacktolife