

# Bringing our buildings back to life

# Round Two

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







# Before you apply

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.









#### Park address

Pinner Road, HA1 4JA

#### Ward

Pinner

## **Building coordinates**

Latitude: 51.58166 Longitude: -0.34639

W3W: what3words.com/moth.monday.latest

#### **Travel**



## Open days

Monday 19 January, 12-2pm Monday 2 February, 12-2pm

## Survey

View a survey with year one costs here: <a href="https://www.harrow.gov.uk/cemeterychapeldefectreport">www.harrow.gov.uk/cemeterychapeldefectreport</a>

#### 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.

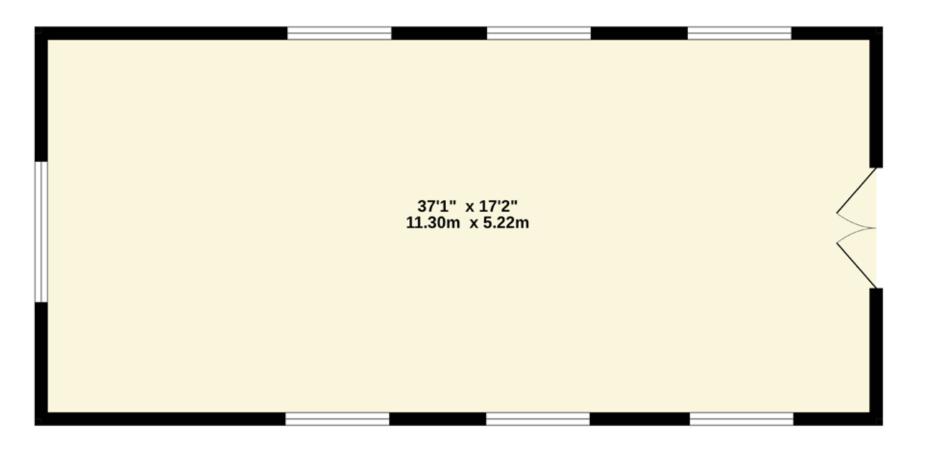
#### Video reel

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



## Floor plan of the building, left side

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

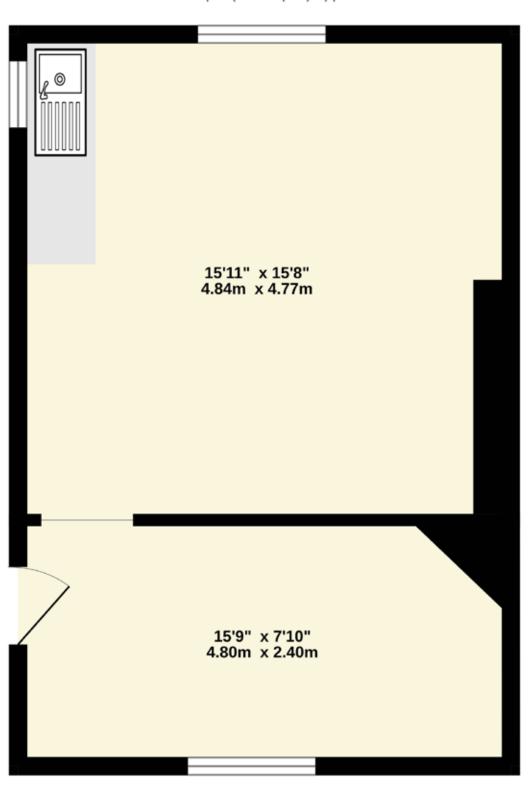


660 PINNER ROAD, HARROW CEMETERY, OUTER BUILDING LEFT SIDE TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.



# Floor plan of the building, right side

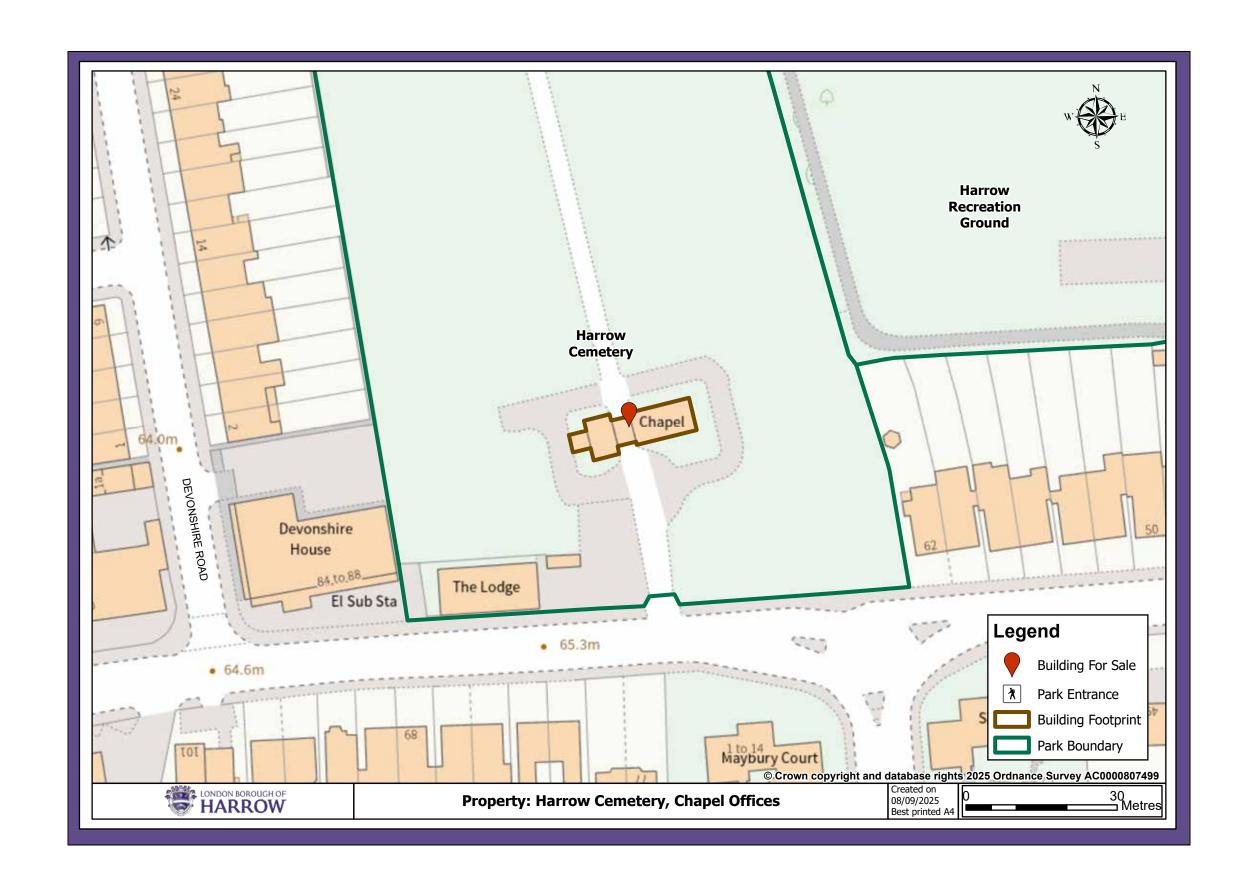
GROUND FLOOR 363 sq.ft. (33.7 sq.m.) approx.



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

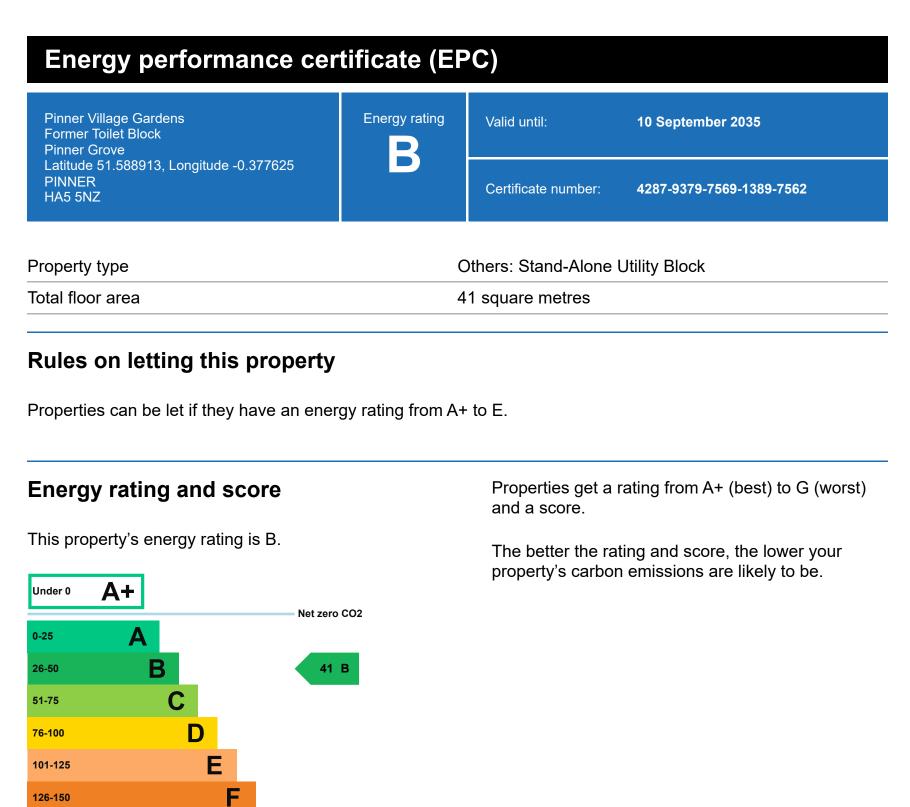


## Location of the building





#### **EPC Certificate**, left side of the building



# 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

# Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	1.14
Primary energy use (kWh/m2 per year)	12

## Recommendation report

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

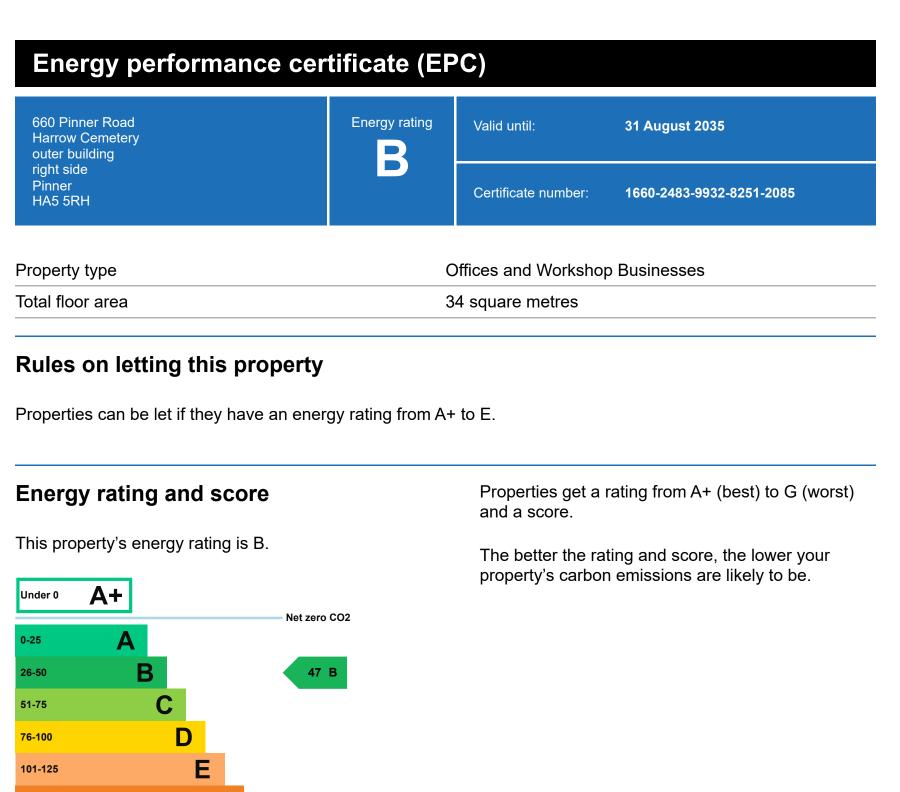
energy-certifica te/3177-1312-5071-1299-0911

#### **Full EPC certificate**

You can view the full EPC certificate on GOV.UK here: energy-certificate/7243-2961-9659-3954-4536



## **EPC Certificate, right side of the building**



126-150

# How this property compares to others Properties similar to this one could have ratings: If newly built 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-certificate/1660-2483-9932-8251-2085







#### Park address

17 Wood Lane, HA7 4LJ

#### Ward

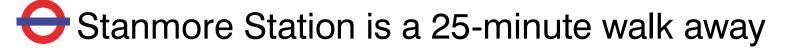
Stanmore

#### **Building coordinates**

Latitude: 51.62833 Longitude: -0.31337

W3W: what3words.com/ranges.milky.sticky

#### **Travel**



## 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

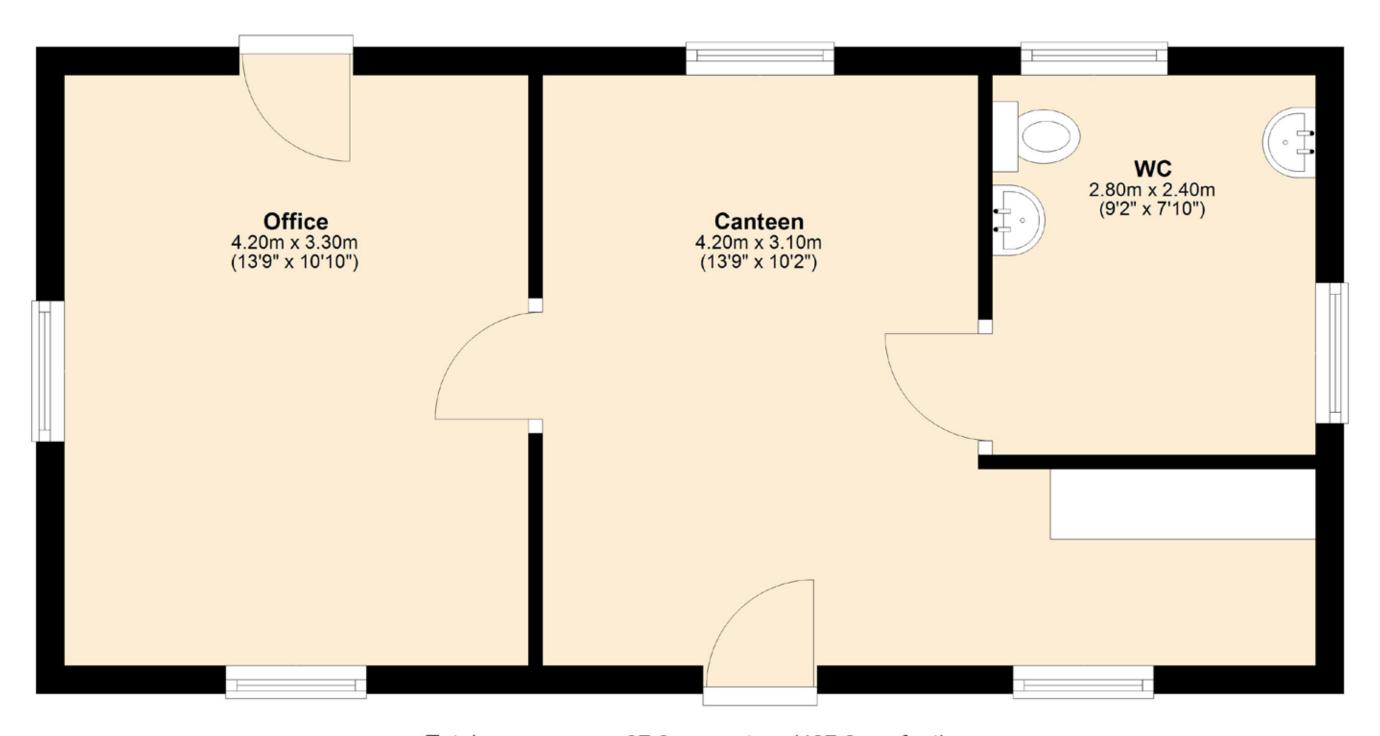
See inside the building and its surrounding area: y2u.be/0cvSPPAirW0



# Floor plan of the building

#### **Wood Farm, Stanmore Country Park**

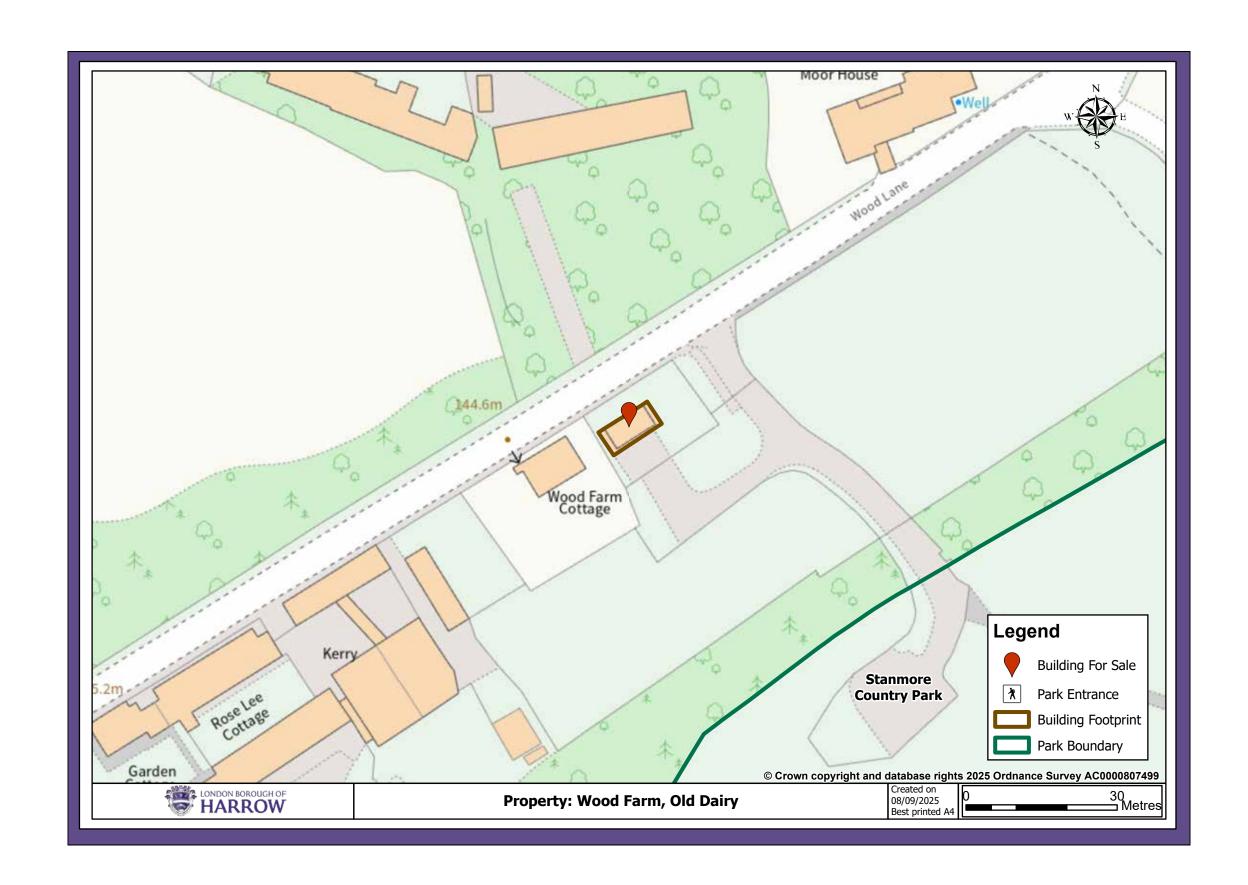
Approx. 37.9 sq. metres (407.8 sq. feet)



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



# Location of the building

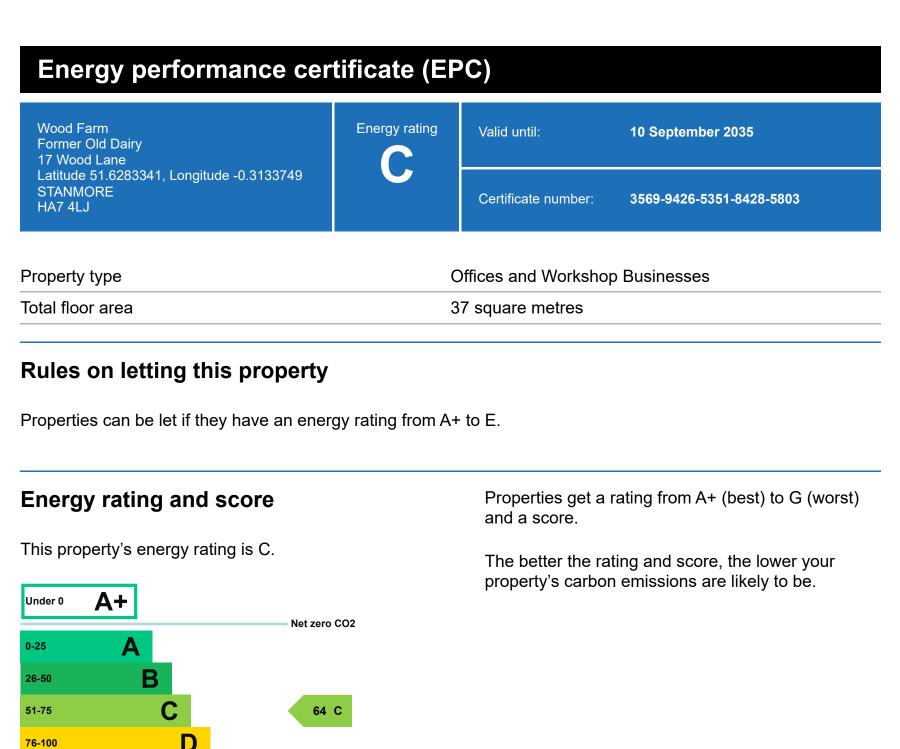




#### **EPC Certificate**

101-125

126-150



#### 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

#### 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









#### 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 a 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.

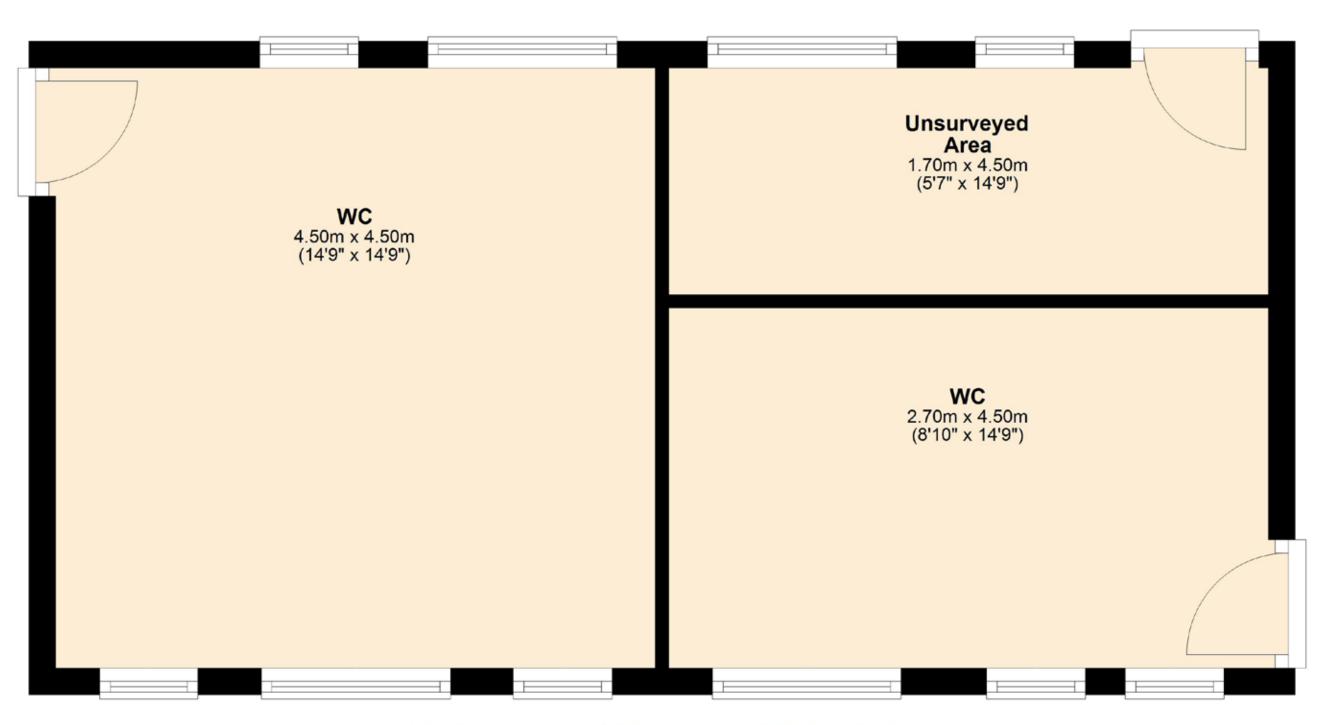
#### Video reel

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



## Floor plan of the building

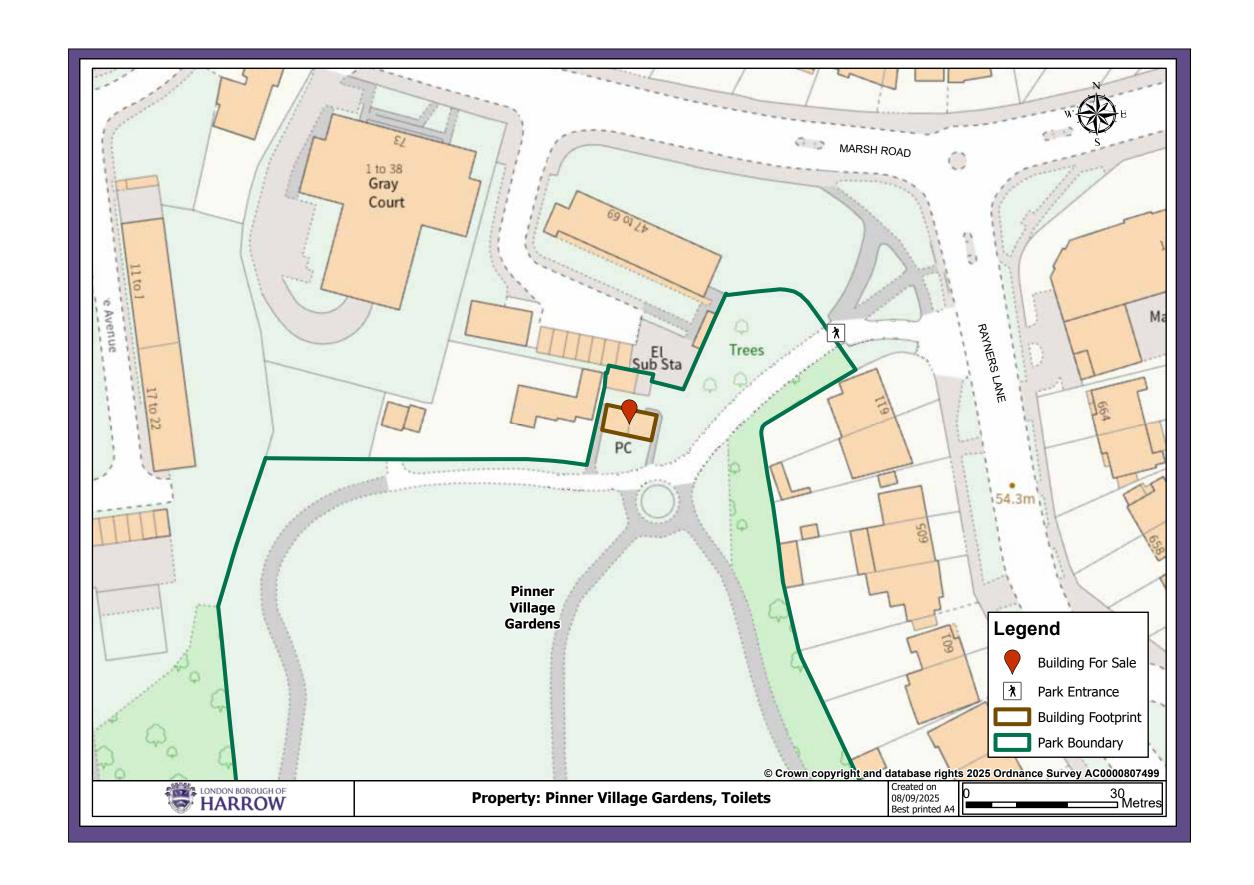
#### **Pinner Village Gardens**



Total area: approx. 41.0 sq. metres (440.8 sq. feet)

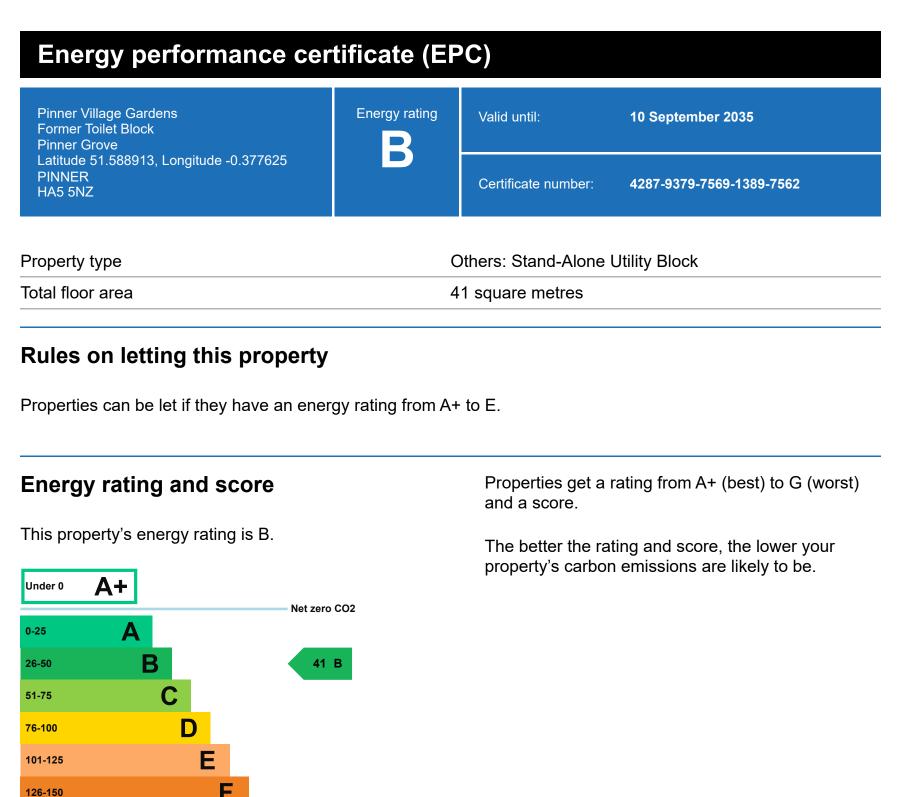


# Location of the building





#### **EPC Certificate**



# How this property compares to others Properties similar to this one could have ratings: If newly built 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-certificate/9779-6204-2659-1955-4729







#### 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

## Survey

View a survey with year one costs here: <a href="https://www.harrow.gov.uk/">www.harrow.gov.uk/</a> 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

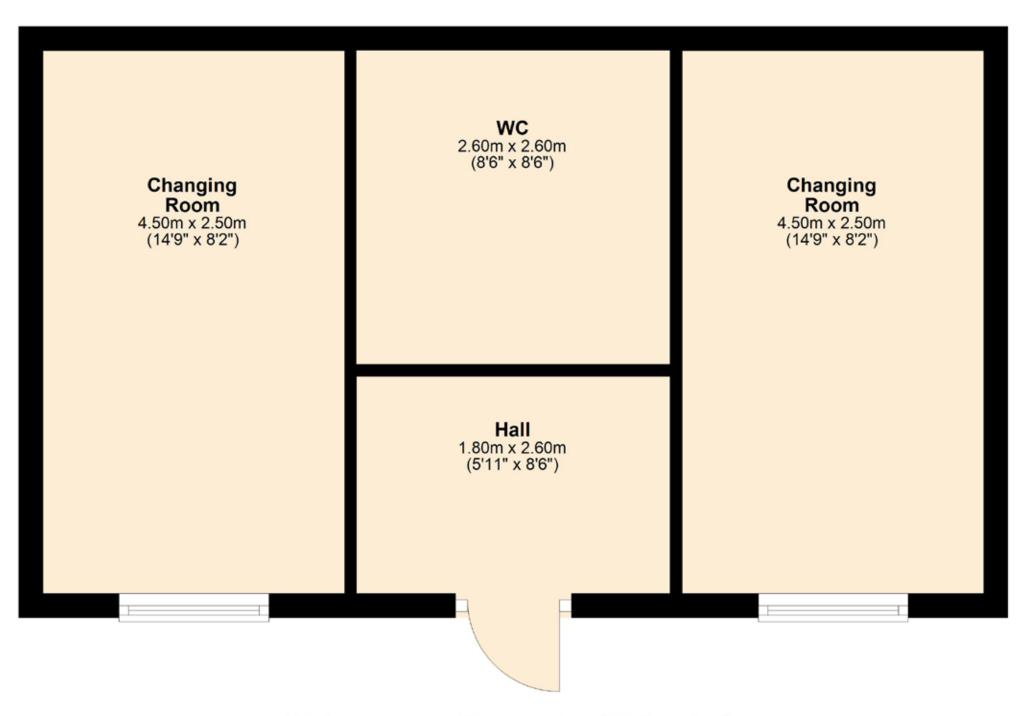
See inside the building and its surrounding area: <a href="mailto:y2u.be/VcEXMIpu8Tw">y2u.be/VcEXMIpu8Tw</a>



## Floor plan of the building

#### **Stanmore Recreation Ground WC**

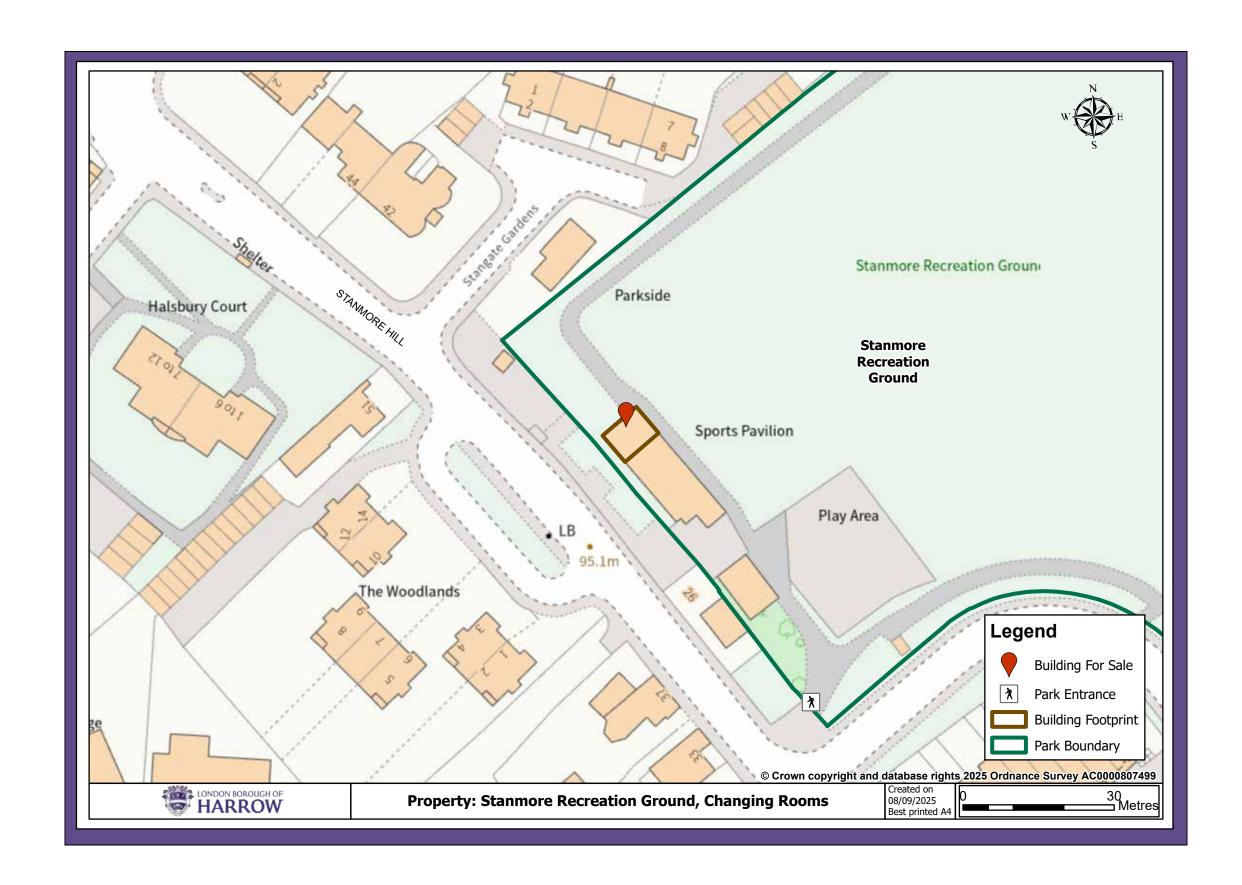
Approx. 35.1 sq. metres (377.8 sq. feet)



Total area: approx. 35.1 sq. metres (377.8 sq. feet)



## Location of the building



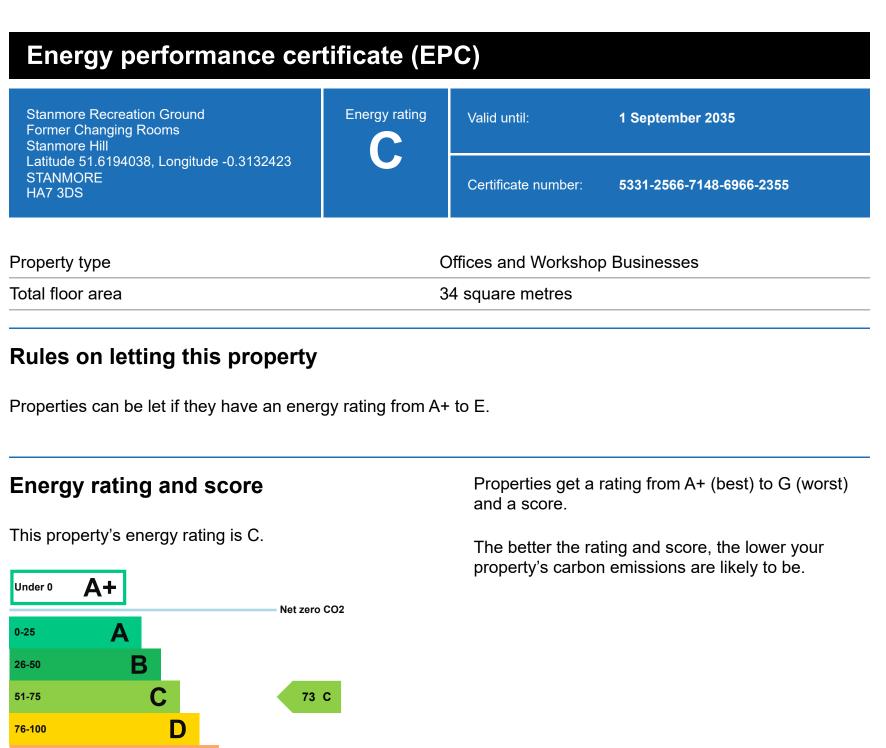


If newly built

## **Voluntary EPC Certificate**

101-125

126-150



# How this property compares to others Properties similar to this one could have ratings:

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)	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









#### Park address

Stanmore Hill, HA7 3DS

#### Ward

Stanmore

## **Building coordinates**

Latitude: 51.61972 Longitude: -0.31341

W3W: what3words.com/plant.period.rent

#### **Travel**



## Open days

Friday 23 January, 12-2pm Friday 6 February, 12-2pm

## Survey

View a survey with year one costs here: <a href="https://www.harrow.gov.uk/greencontainerdefectreport">www.harrow.gov.uk/greencontainerdefectreport</a>

#### 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

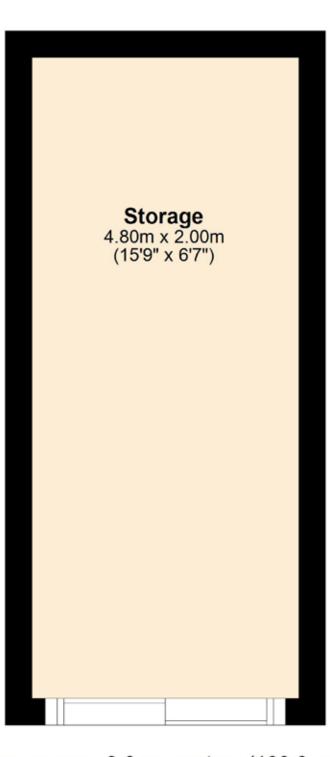
See inside the building and its surrounding area: y2u.be/VcEXMlpu8Tw



## Floor plan of the building

#### **Stanmore Recreation Ground Storage**

Approx. 9.6 sq. metres (103.3 sq. feet)

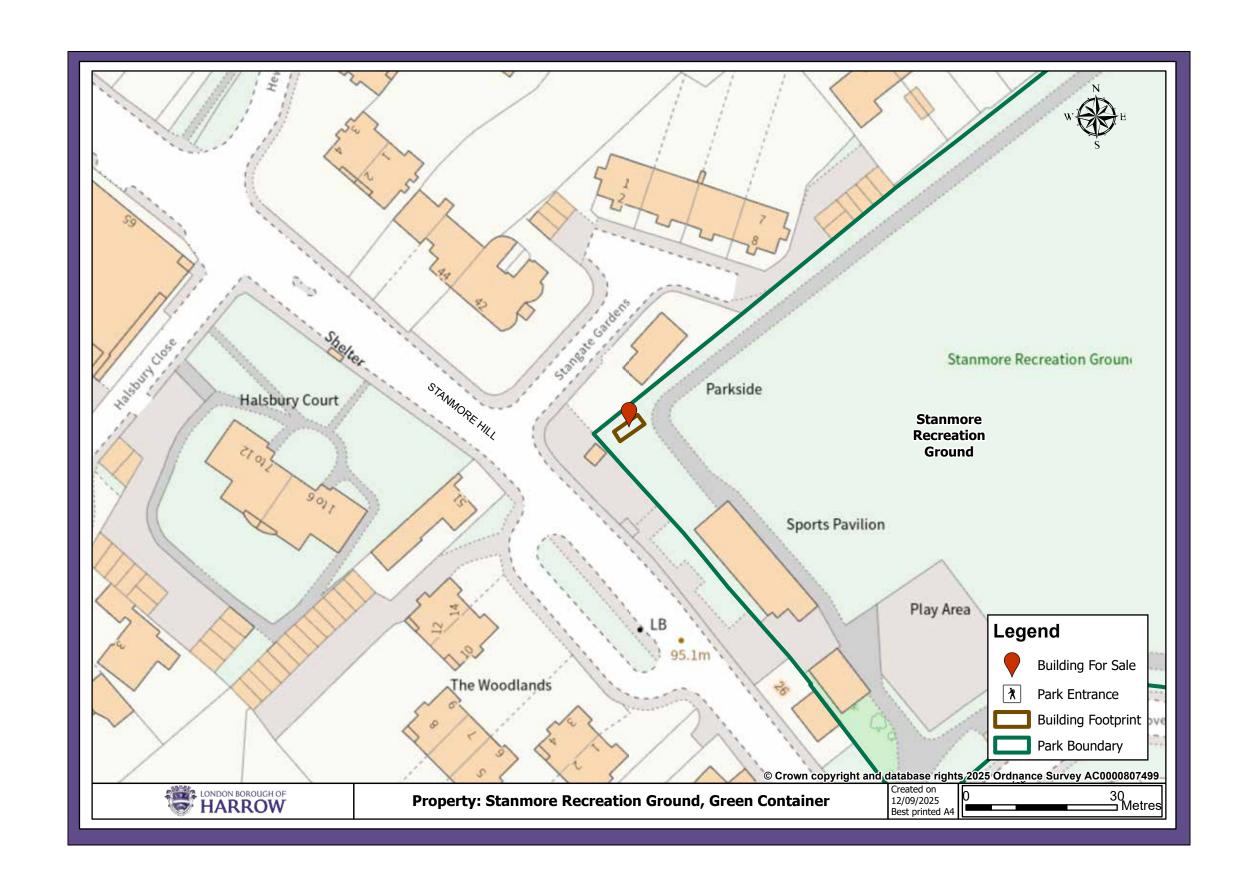


Total area: approx. 9.6 sq. metres (103.3 sq. feet)

For Illustration Purposes (not to scale)
Plan produced using PlanUp.



## 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  $50 m^2$ .

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 <a href="https://example.com/html/performance-performanc

We can confirm that we have measured the property, and it is less than  $50m^2$ , thereby meeting the criteria for an EPC exemption.

Kind Regards

David Sanders

Head of Energy Efficiency
Vibrant Energy Matters





# 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