



Bringing our buildings back to life

Round One

Tuesday 23 September, 10am
to Monday 17 November, 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.



Byron Recreation Ground, Former Bowls Pavilion

Byron Recreation Ground, Former Bowls Pavilion

4

Park address

Peel Road, Wealdstone

Ward

Wealdstone South

Building coordinates

Latitude: 51.59339

Longitude: -0.32819

W3W: what3words.com/surely.mount.silly

Travel

 Harrow and Wealdstone

Open days

Monday 6 October, 12-2pm

Monday 20 October, 12-2pm

Survey

View a survey with year one costs here:

www.harrow.gov.uk/byronrecdefectreport

The green space

Byron Recreation Ground offers a blend of sports, leisure, and community facilities, making it a popular destination for residents and visitors alike. Its proximity to Harrow Leisure Centre and the historic skate park adds to its appeal. We're in the process of designing a large playground and constructed wetlands for this green space. Nearby, we are creating 149 new homes within our Byron Quarter regeneration project.

The building

Formerly a Bowls Club, this building has huge potential due to the size and scope of the structure, with the property being in a gated and secure setting. This includes a significant area of land in front of it, which used to be the bowling green. Please note, the bowling green no longer has grass on it, and you will not be able to visit this building outside of the open days, due to the secure gate.

Features

Football pitches, tennis courts, and the Harrow School of Gymnastics.

Top 3 attractions

1. Car park
2. High footfall from Harrow Leisure Centre
3. Popular cut through from Wealdstone to Christchurch Avenue

What we're looking for

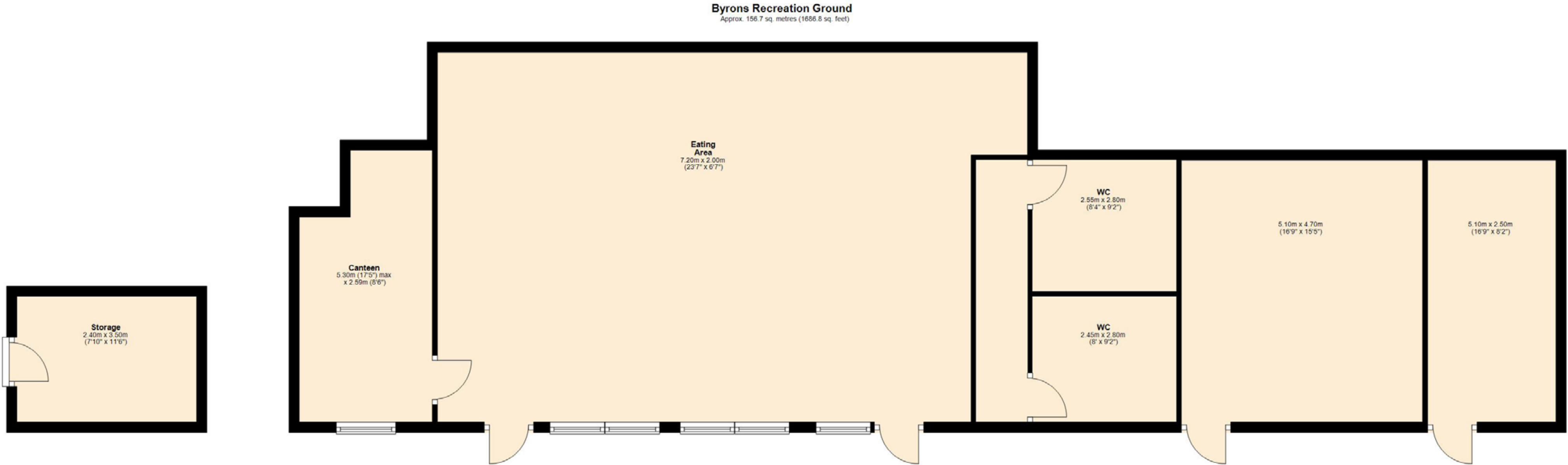
A proposal which utilises both the building and the outdoor area in front of it.

Video reel

See inside the building and its surrounding area: y2u.be/tpu3pbn3abo

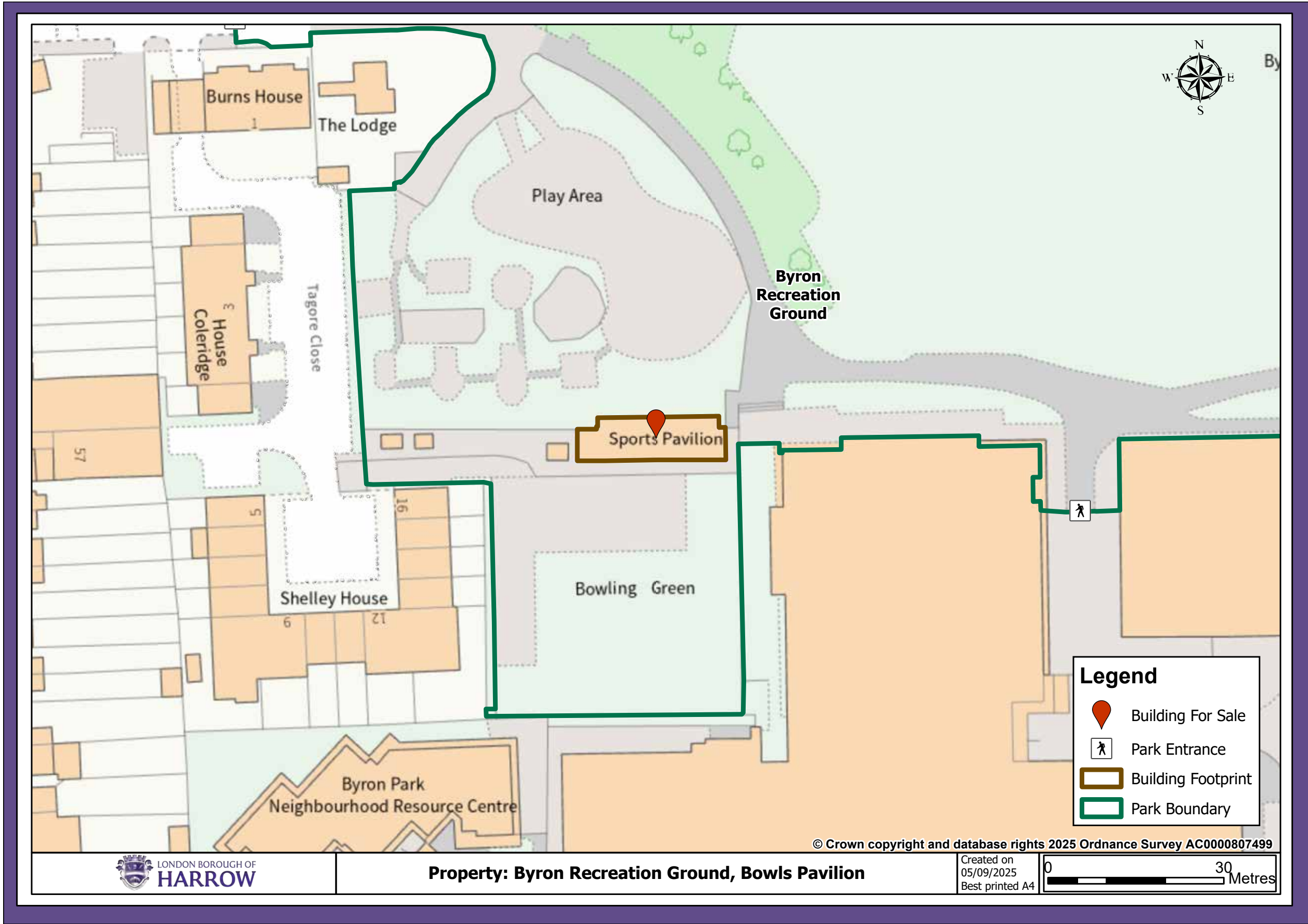
Byron Recreation Ground, Former Bowls Pavilion

Floor plan of the building



Byron Recreation Ground, Former Bowls Pavilion

Location of the building



Byron Recreation Ground, Former Bowls Pavilion

EPC Certificate

Energy performance certificate (EPC)

Byron Recreation Ground Former Bowls Pavilion Peel Road Latitude 51.593389, Longitude -0.328192 WEALDSTONE HA3 7QT	Energy rating C	Valid until: 1 September 2035
		Certificate number: 8893-5307-7410-3497-6067

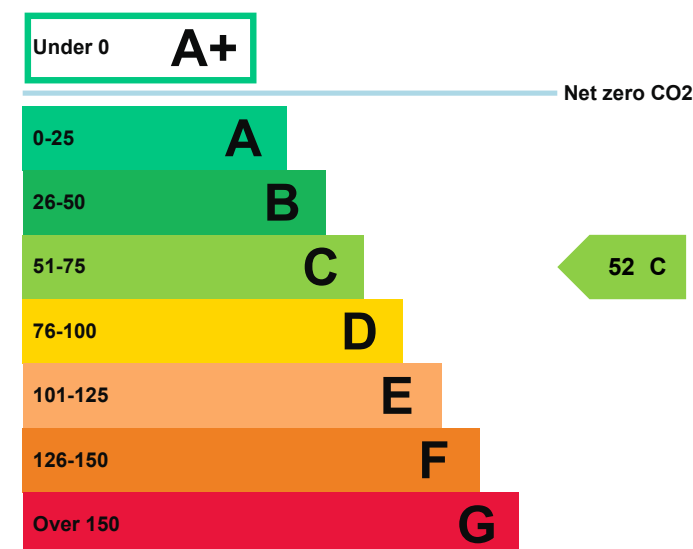
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	146 square metres

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

13 A

13 A

If typical of the existing stock

51 C

51 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)	77.25
Primary energy use (kWh/m2 per year)	816

Recommendation report

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

energy-certifica
te/1114-3430-2900-9223-7355

Full EPC certificate

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

energy-certificates/8893-5307-7410-3497-6067



Montesole Playing Fields, Former Toilet Block

Montesole Playing Fields, Former Toilet Block

9

Park address

1 Antoneys Close, HA5 3LP

Ward

Pinner

Building coordinates

Latitude: 51.59917

Longitude: -0.39259

W3W: what3words.com/porch.task.speaks

Travel



Open days

Tuesday 7 October, 12-2pm

Tuesday 21 October, 12-2pm

Survey

View a survey with year one costs here:

www.harrow.gov.uk/montesoledefectreport

The green space

Montesole Playing Fields is a 6.71-hectare recreation ground in Pinner, offering a variety of sports facilities and green spaces for the community. It also has a general children's area and allotment next to it.

The building

This former toilet and changing room block has the potential to attract high footfall with it being next to a busy Nursery and in a densely populated area. A well-considered incoming service or business in this building is likely to be hugely popular. The building can be accessed from the entrance on Uxbridge Road.

Features

Basketball hoops, children's playground, cricket, hockey and football pitches, outdoor gym equipment, and tennis courts.

Top 3 attractions

1. In a busy residential area
2. Next to a thriving Nursery
3. Home to an established Cricket Club

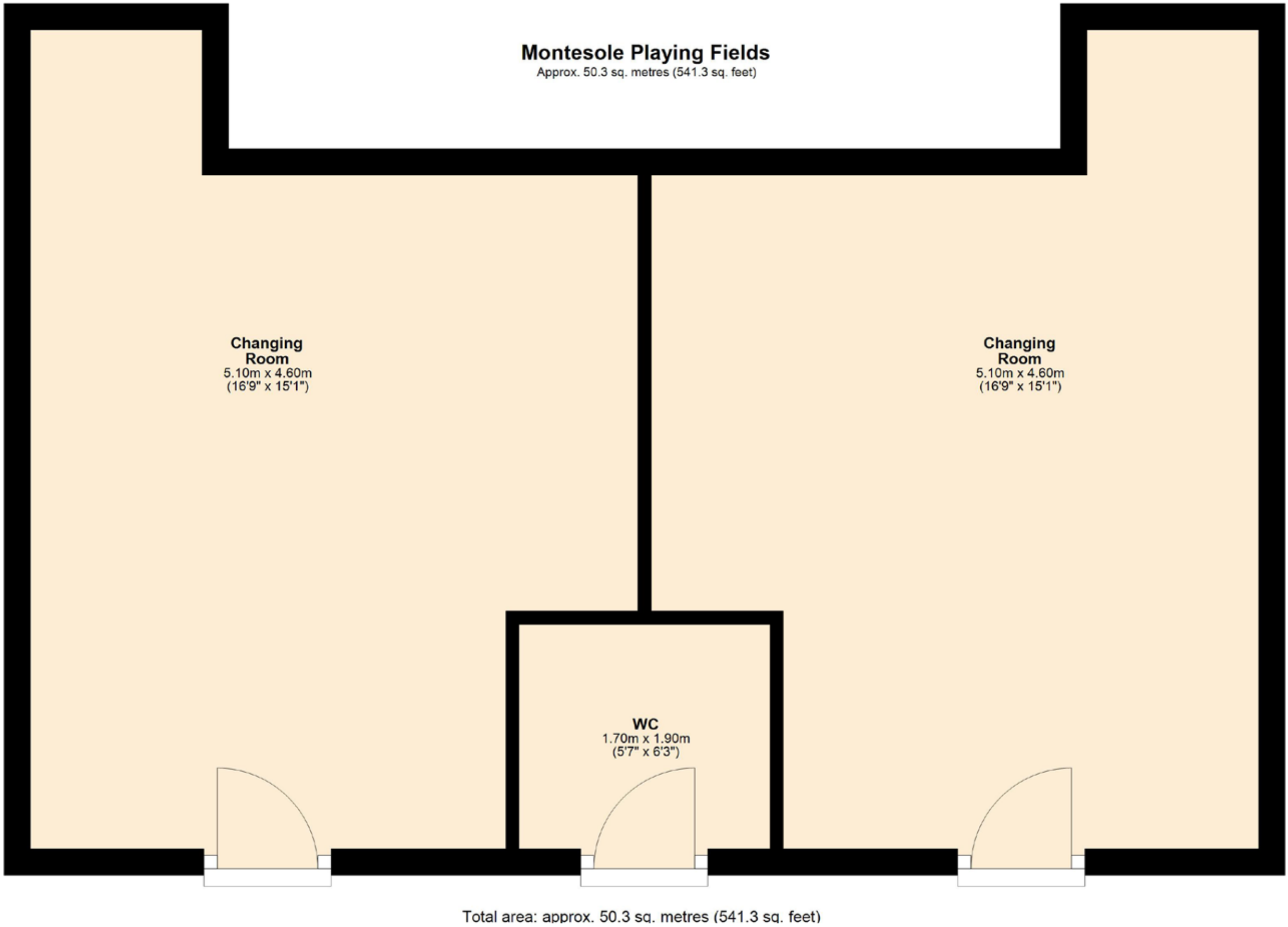
What we're looking for

A proposal which takes into account the busy road and the Nursery next to it.

Video reel

See inside the building and its surrounding area: y2u.be/nvu7DqF1tUc

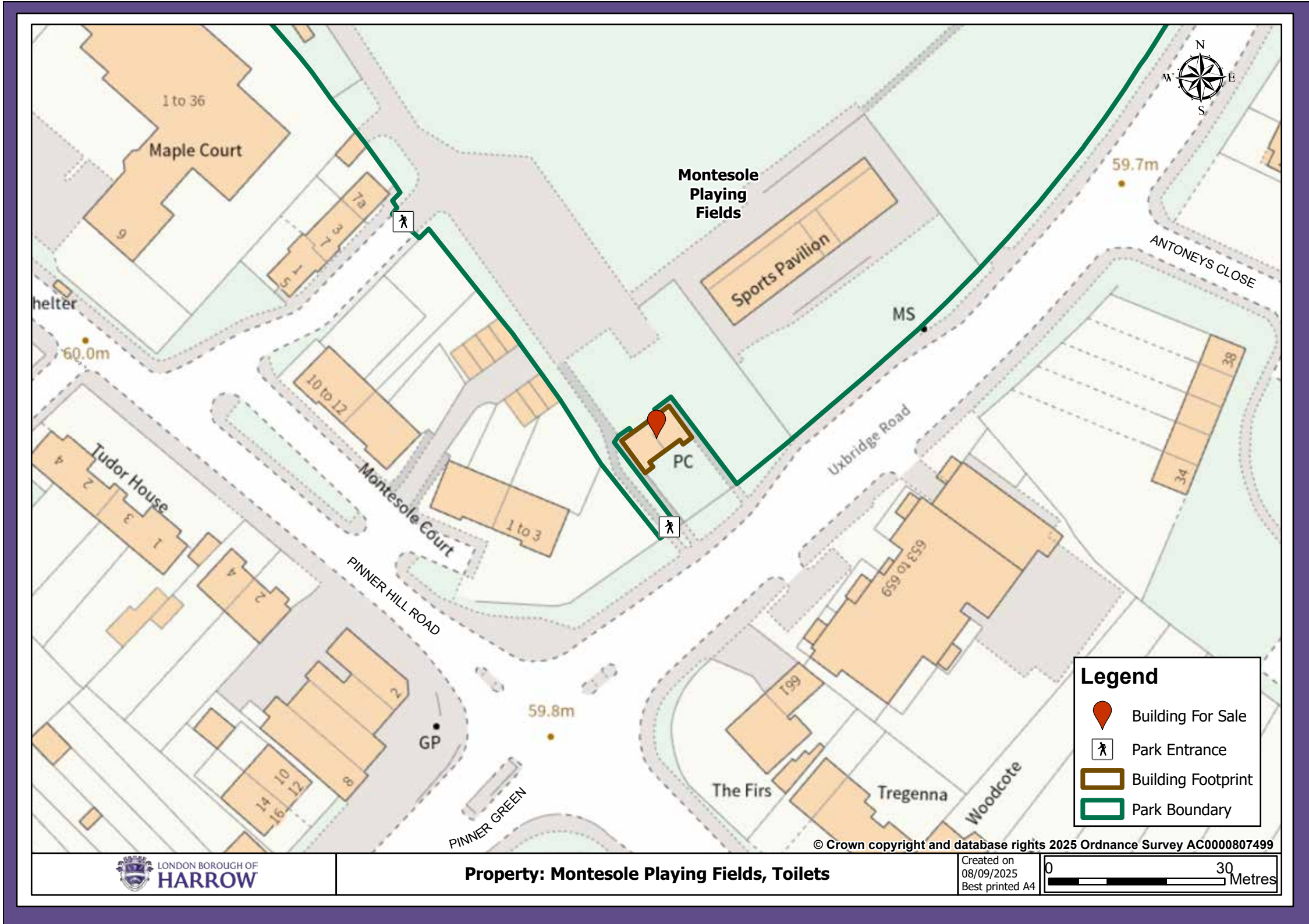
Floor plan of the building



Montesole Playing Fields, Former Toilet Block

11

Location of the building



EPC Certificate

Energy performance certificate (EPC)

Montesole Playing Fields
Former Toilet Block
1 Antoneys Close
Latitude 51.5991699, Longitude -0.3925946
PINNER
HA5 3LP

Energy rating
B

Valid until:
31 August 2035

Certificate number:
5112-7977-0530-3555-8365

Property type

Others: Stand-Alone Utility Block

Total floor area

50 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). The bars are color-coded: A+ is light green, A is green, B is dark green, C is light green, D is yellow, E is orange, F is dark orange, and G is red. A vertical line marks the 'Net zero CO2' point at 0. A green arrow points to the '40 B' rating, which is highlighted in a green box.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built

A green arrow pointing left with the text '18 A' inside, indicating that 18 properties are rated A if newly built.

If typical of the existing stock

A green arrow pointing left with the text '74 C' inside, indicating that 74 properties are rated C 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)	1022.58
Primary energy use (kWh/m2 per year)	11119

Recommendation report


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

[energy-certifica
te/4810-2083-4128-3970-8709](#)

Full EPC certificate

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

[energy-certifica
te/5112-7977-0530-3555-8365](#)

LONDON BOROUGH OF
HARROW



Kenton Recreation Ground, Former Bowls Pavilion

Kenton Recreation Ground, Former Bowls Pavilion

14

Park address

39A Carlton Avenue, HA3 8AX

Ward

Kenton West

Building coordinates

Latitude: 51.58866

Longitude: -0.31613

W3W: what3words.com/baking.jumped.economies

Travel



Open days

Wednesday 8 October, 12-2pm

Wednesday 22 October, 12-2pm

Survey

View a survey with year one costs here:

www.harrow.gov.uk/kentonrecdefectreport

The green space

Kenton Recreation Ground is a major Green Flag-winning green space and is easily reachable by train and bus. It's a lively spot for both casual play and organised sport. Recent improvements to the green space include the footpaths in 2023/24 and a playground upgrade earlier this year.

The building

This former bowls pavilion is a large property with multiple rooms and toilets. Overall, the property and its surrounding areas have been well-maintained, and it has a large area of garden behind it. The building is situated close to the BMX Pump Track and allotments.

Features

Car park, children's playground, cricket and football pitches, outdoor gym equipment, multi-use courts, and BMX Pump Track.

Top 3 attractions

1. BMX Pump Track, with beginner to advanced loops for cycling enthusiasts
2. Extensive sports facilities
3. Over 21 hectares for walking, picnics, and community activities

What we're looking for

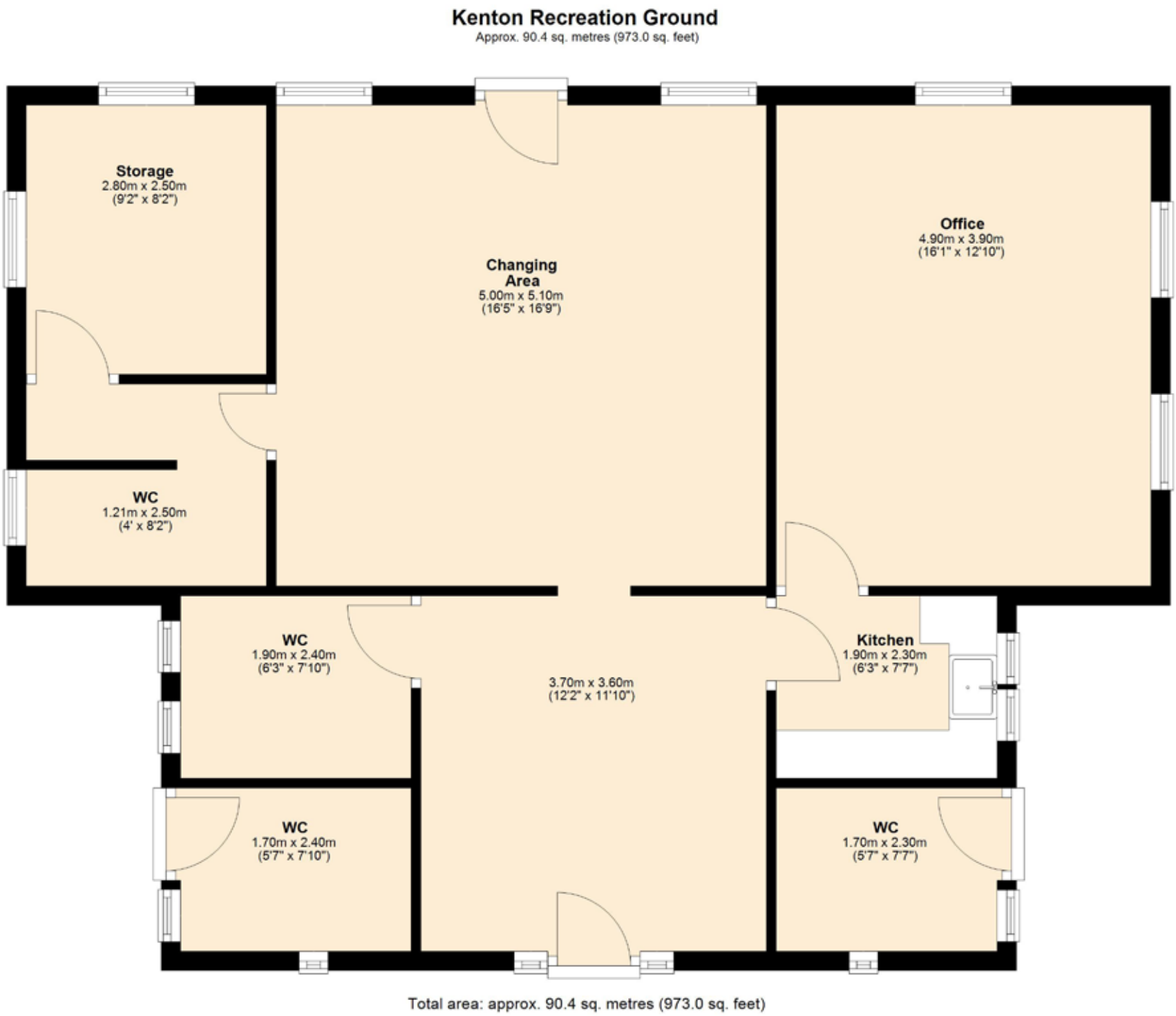
A proposal which includes but is not limited to a food and beverage service.

Video reel

See inside the building and its surrounding area: youtu.be/h2974sqeHjo

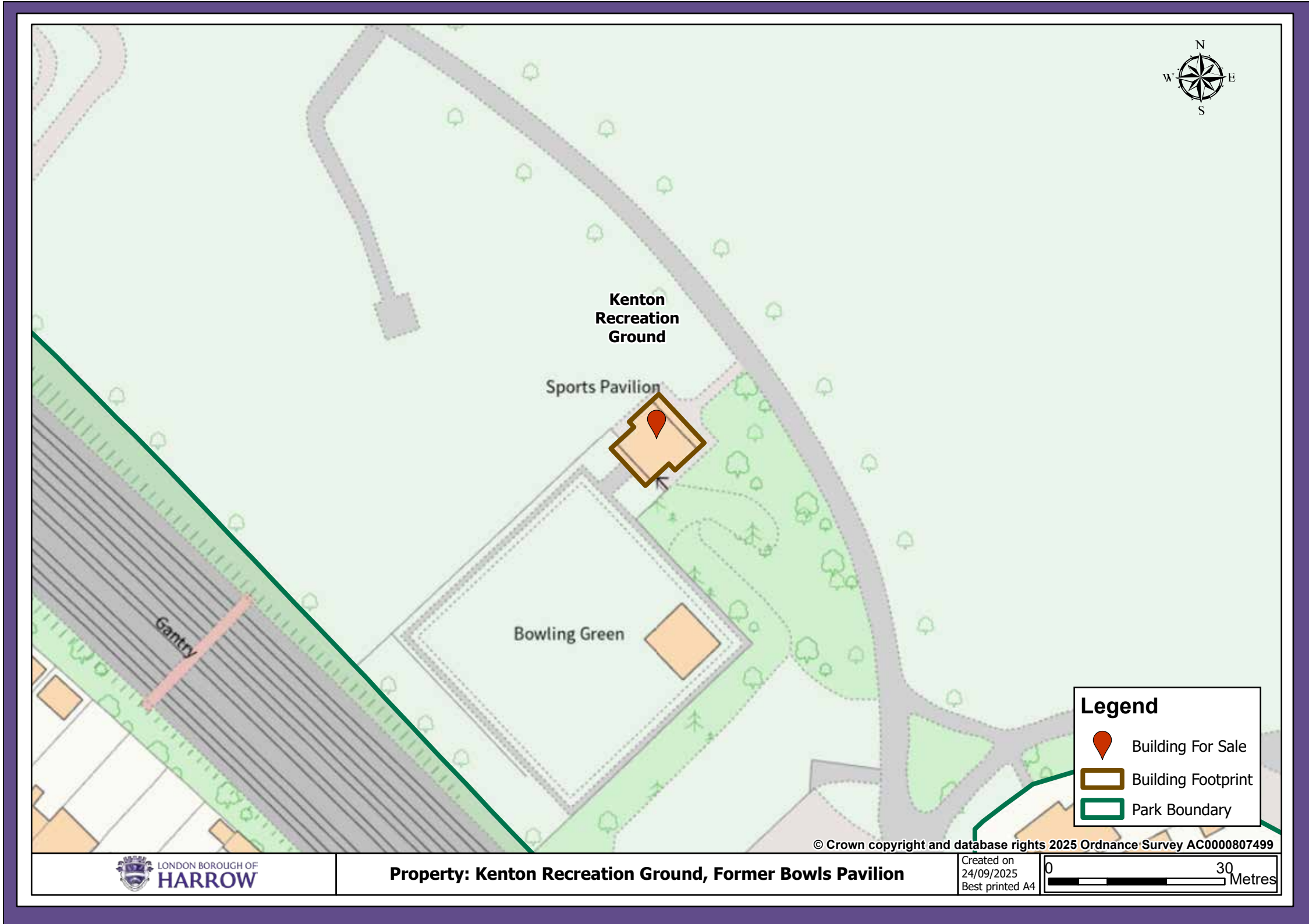
Kenton Recreation Ground, Former Bowls Pavilion

Floor plan of the building



Kenton Recreation Ground, Former Bowls Pavilion

Location of the building



Kenton Recreation Ground, Former Bowls Pavilion

EPC Certificate

Energy performance certificate (EPC)

<div>Kenton Recreation Ground</div> <div>Former Bowls Pavilion</div> <div>39A Carlton Avenue</div> <div>Latitude 51.5886627, Longitude -0.3161275</div> <div>HARROW</div> <div>HA3 8AX</div>	<div>Energy rating</div> <div>C</div>	<div>Valid until:</div> <div>1 September 2035</div>
		<div>Certificate number:</div> <div>2497-2698-0066-1426-6746</div>

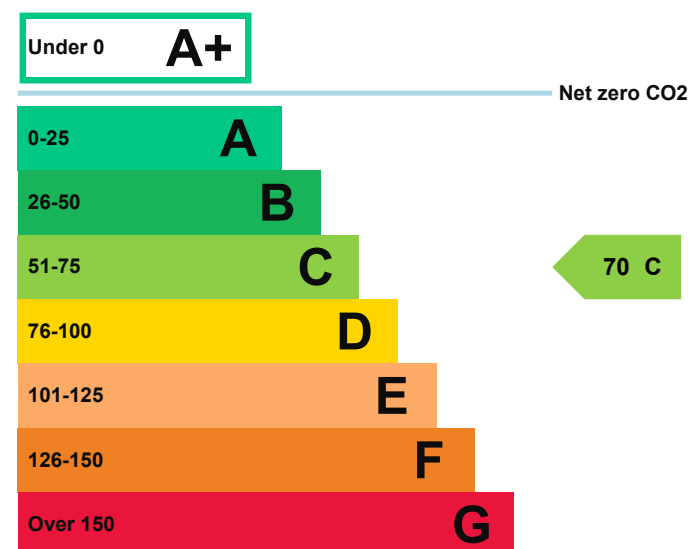
Property type	General Assembly and Leisure, Night Clubs, and Theatres
Total floor area	86 square metres

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

If typical of the existing stock

8 A

31 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/m2 per year)	34.87
Primary energy use (kWh/m2 per year)	364

Recommendation report

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

energy-certifica
te/1867-1370-5611-6750-3080

Full EPC certificate

You can view the full EPC certificate on GOV.UK here:
[energy-certifica
te/2497-2698-0066-1426-6746](#)



Near Woodlands Open Space, Former Toilet Block



LONDON BOROUGH OF
HARROW

Near Woodlands Open Space, Former Toilet Block

19

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

Open days

Thursday 9 October, 12-2pm

Thursday 23 October, 12-2pm

Survey

View a survey with year one costs here:

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

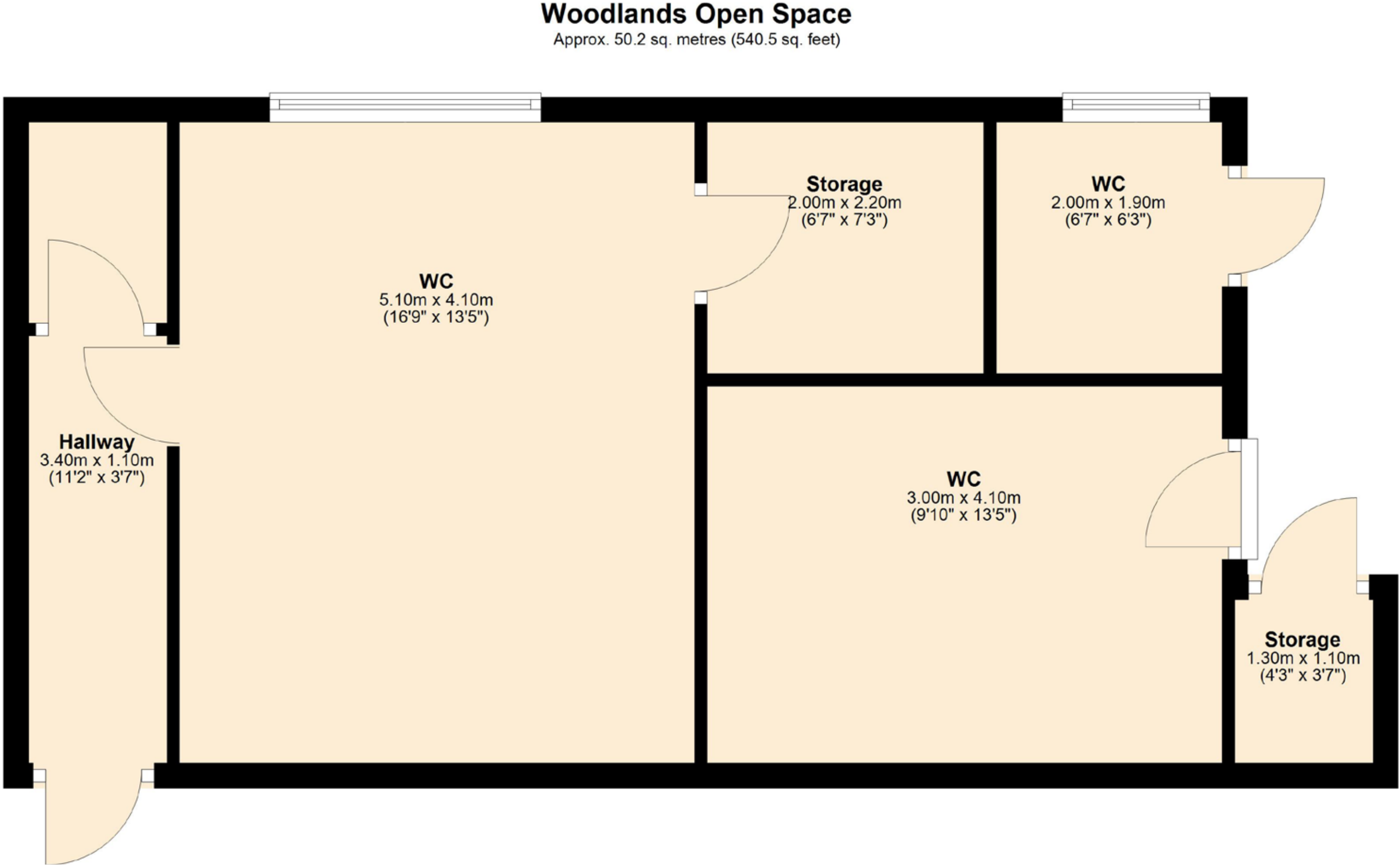
A proposal which is connected to the Woodlands Open Space, and a business or service which retains one toilet.

Video reel

See inside the building and its surrounding area: youtu.be/ApZF0sQvzK8

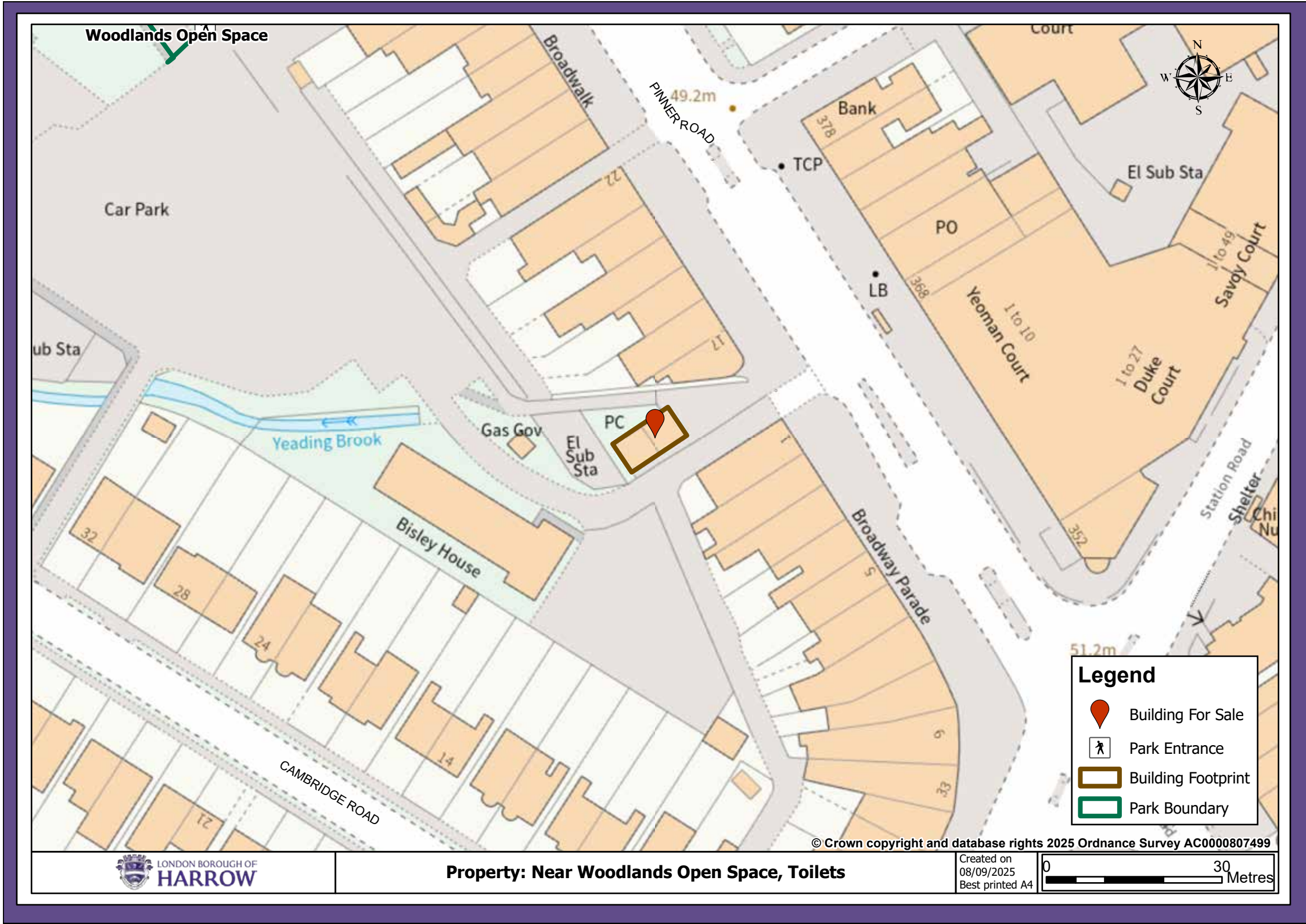
Near Woodlands Open Space, Former Toilet Block

Floor plan of the building



Near Woodlands Open Space, Former Toilet Block

Location of the building



EPC Certificate

Energy performance certificate (EPC)

Near Woodlands Open Space
Former Toilet Block
Cambridge Road
Latitude 51.586374, Longitude -0.362083
HARROW
HA2 7LA

Energy rating
B

Valid until:
1 September 2035

Certificate number:
4382-0325-4437-6174-9416

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.

Under 0
A+

0-25
A

26-50
B

51-75
C

76-100
D

101-125
E

126-150
F

Over 150
G

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.

41
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 Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	587.58
Primary energy use (kWh/m2 per year)	6372

Recommendation report


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

[energy-certifica](#)
[te/4382-0325-4437-6174-9416](#)

Full EPC certificate

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

[energy-certifica](#)
[te/4382-0325-4437-6174-9416](#)

LONDON BOROUGH OF
HARROW



Year one
costs being
covered by
Harrow
Council*

Roxeth Recreation Ground, Former Bowls Pavilion

*Harrow Council will not pay for an amount that exceeds the total in the survey, which can be viewed [here](#) and on page 24.

Roxeth Recreation Ground, Former Bowls Pavilion

24

Park address

Kingsley Road, HA2 8LF

Ward

Roxeth

Building coordinates

Latitude: 51.56187

Longitude: -0.35029

W3W: what3words.com/excuse.recall.saves

Travel

 South Harrow

Open days

Friday 10 October, 12-2pm

Friday 24 October, 12-2pm

Survey

View a survey with year one costs here:
www.harrow.gov.uk/roxethdefectreport

The green space

Roxeth Recreation Ground in South Harrow is a 7-hectare Green Flag Award-winning park. It hosts community events such as the annual Roxeth Show, a popular community summer event with stalls, funfair rides, performances, and dog shows. It also has a Sports Pavilion which can be hired, making this location a lively hub for activities.

The building

This large Portacabin can be accessed by a double door and has a separate toilet on the side, which is included in the lease. It has the potential to attract high footfall with the regeneration of Grange Farm Estate Regeneration delivering approximately 500 new high-quality homes and better walking routes to connect with wider neighbourhoods. Improvements were made to the footpaths in 2023/24 with the playground being currently upgraded.

Open lawns, children's playground, sport pitches, multi-use courts, a bowling green, and outdoor gym equipment.

Top 3 attractions

1. Car park
2. Popular annual Roxeth Show
3. Extensive sports facilities

What we're looking for

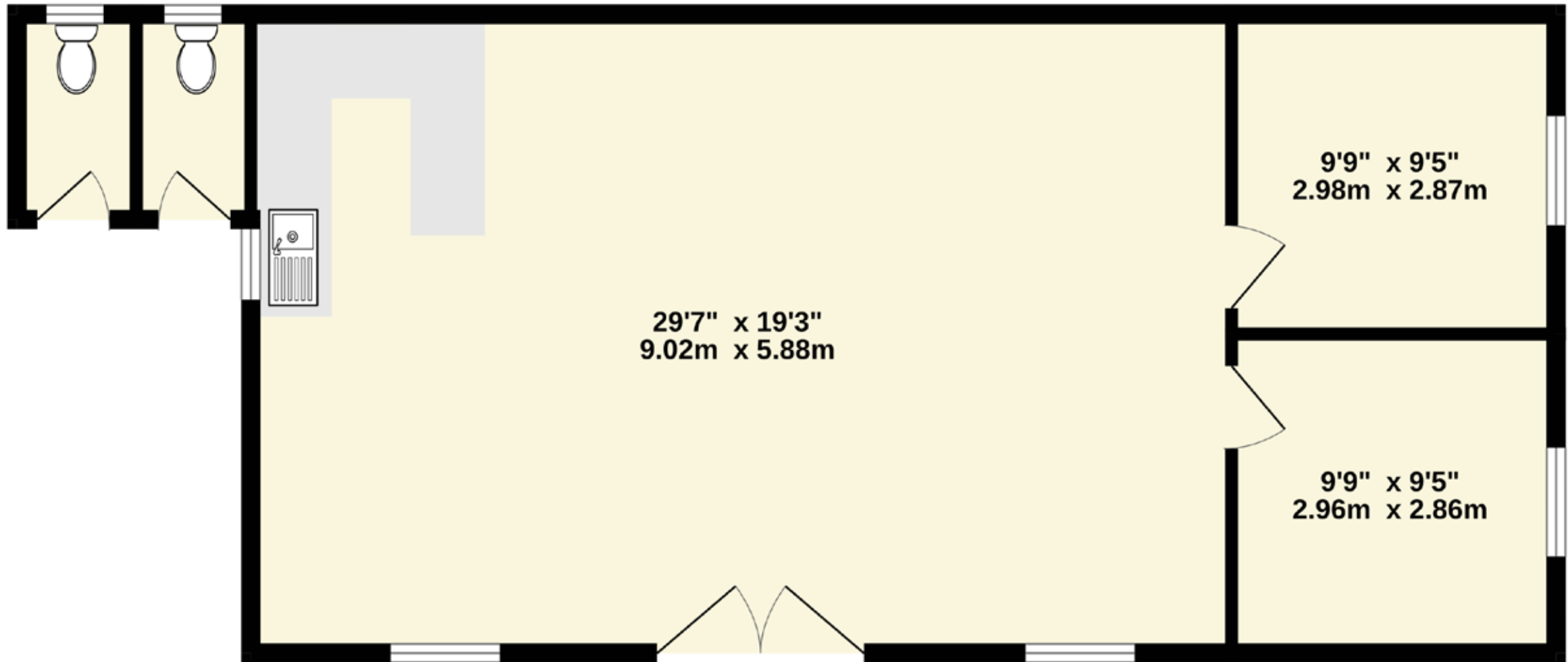
A proposal which looks to combat antisocial behaviour in the area, potentially linked to teenagers and young adults, and a business or service which retains the toilet.

Video reel

See inside the building and its surrounding area: y2u.be/3VjV0r5NBUo

Floor plan of the building

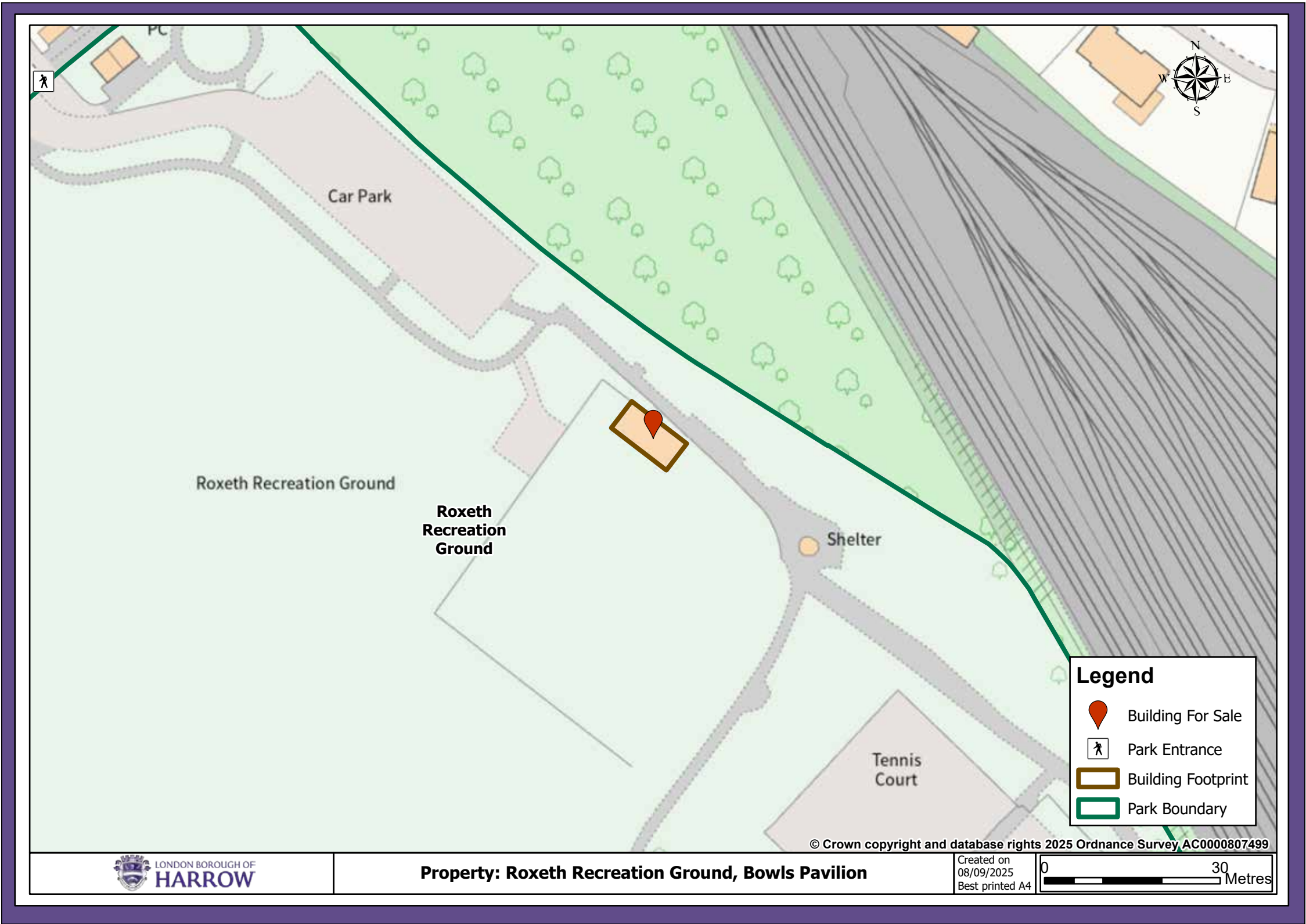
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



ROXETH RECREATION GROUND
TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Roxeth Recreation Ground, Former Bowls Pavilion

Location of the building



EPC Certificate

Energy performance certificate (EPC)

Roxeth Recreation Ground
Former Bowls Pavilion
33 Alexandra Avenue
Latitude 51.562467, Longitude 0.351597
South Harrow
HA2 8PX

Energy rating

C

Valid until:

15 September 2035

Certificate number:

4244-4382-9960-6512-1431

Property type

General Assembly and Leisure, Night Clubs, and Theatres

Total floor area

70 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

75

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

5 A

If typical of the existing stock

19 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)

28.82

Primary energy use (kWh/m2 per year)

298

Recommendation report


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

[energy-certifica](#)
[te/5670-8971-5365-7620-1818](#)

Full EPC certificate

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

[energy-certifica](#)
[te/4244-4382-9960-6512-1431](#)

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.