

Call for Proposals:

First Floor, 63 Christchurch Road, St. Martin's Estate, Tulse Hill, SW2 3DH

September 2026

Summary

As part of our [Voluntary & Community Sector \(VCS\) Asset Strategy](#), Lambeth Council is issuing a **call for proposals inviting all suitable VCS organisations to set out plans to secure a lease and deliver local services from the first floor of 63 Christchurch Road, St. Martin's Estate, Tulse Hill.**

The main purpose of the VCS Asset Strategy is to support VCS organisations that are delivering social value to residents of the Borough by making a range of affordable accommodation available to the sector. We are looking for an organisation who can demonstrate a strong vision for efficient use of the property to deliver measurable social value to residents of the local community.

The successful applicant will benefit from a VCS lease with a discounted rent and a term of up to 10 years. To secure a VCS lease you will be asked to provide a business case, as well as formal annual accounts and reports that demonstrate financial and service sustainability. Only proposals from non-profit organisations will be considered.

The first floor of 63 Christchurch Road is a secure and flexible property in good overall condition. **The local community has been clear that the new tenant must know and understand them, and be willing to listen and act to address local concerns and support local ambitions. They're looking for a youth-focused provider who can offer some free provision for local children and young people. They want the space to be safe, regular and open during the week and maybe also weekends, offering a variety of services in partnership with other local groups.** It's a big ask, but it's a great space!



Property Particulars

- Modern first floor space with large hall, meeting rooms, reception/office and storage
- Secure, single access from Christchurch Road
- Kitchen, male and female toilet facilities
- Rentable floor area: 2,109 sqm at £3.45 per sqft = £7,276 per year paid quarterly plus building insurance – this amount does not include Facilities Management, utilities, contents and Public Liability insurances or the West Norwood BID levy
- EPC rating: C
- See appendices for floor plan, site plan and photos

General Criteria

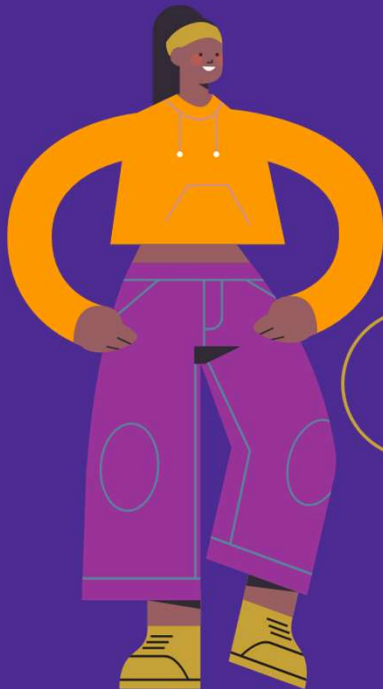
These are the general criteria by which we will assess the strength of your proposal – these apply to all VCS Assets:

- How well does the organisation service suit the specifications of the property?
- How well has the organisation demonstrated full financial sustainability?
- How well does the organisation contribute to climate resilience and sustainability?
- How well does the organisation promote healthier, happier lives?
- How well does the organisation improve community safety?
- How well does the organisation promote 'lifelong borough' (best conditions to grow up and age well)?
- How well does the organisation address deep-rooted inequalities?
- How well does the organisation cater for people with protected characteristics?
- How their services benefit service users who live, work, study or are connected to the borough?
- How their services involve users who broadly represent the diversity of people living in the borough?
- How their services reach and support the diverse needs of residents who find it difficult to access services?
- How well their services are delivered in partnerships with other organisations?
- Does the organisation demonstrate that it will use the capacity of the space efficiently and to its full potential?

Site Specific Local Criteria

These are the site-specific, local criteria which we will also use to assess proposals. These have been informed by local voices and circumstances and do not apply to all VCS Assets:

- How well does the organisation know and understand St. Martin's Estate?
- How well is the organisation focusing on very local benefit?
- Does the organisation have a track record of safe, compliant and effective delivery?
- Does the organisation clearly demonstrate its ability to provide some free services for local children in it's offer?
- How much work is the organisation currently doing locally?
- What is the organisation's relative potential for success per their business case?
- How competent does the organisation seem with monitoring, evaluating and developing their services?
- Does the organisation clearly identify health & wellbeing as a priority (staff and local residents)?
- How well will the organisation deal with community concerns more broadly across the estate?
- Does the organisation have a strong, active and representative governance structure that involves youth and local community?



Please also note:

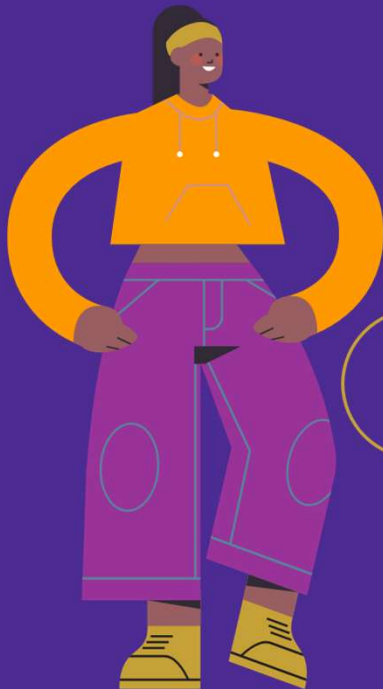
The VCS lease for this property does NOT currently include any access at any time to the football pitches/MUGA/changing rooms attached to the site.

If any possibility of using the pitches or ground floor spaces arises in the future, we will be in touch with the upstairs tenants immediately.

Lease Terms

Precise lease terms will result from a dialogue between preferred bidder/s and the London Borough of Lambeth. However, the following terms provide an indication of the Council's starting position:

- **Lease:** up to 10-year term, subject to break options
 - The sports pitches beside the site and the ground floor changing rooms are **NOT** part of this lease and any use cannot be assumed at this point. We will be in contact with the successful tenant if this changes at all.
- **Rent:** £7,276 annum with rent review after 5 years.
- **Consents:** the successful applicant is obliged to submit and obtain relevant consents (e.g. planning, building control) and to meet the cost of providing all necessary utilities.
- **Repairs:** the tenant will be responsible for internal repairs. The Council will be responsible for external repairs.
- **Costs:** The lessee will meet all rates, taxes, and utility costs arising from the occupation of the space.
- **Insurance:** The lessee will arrange insurance for the activities they are providing, and space being occupied.
- **Alienation:** The lessee will not be permitted to assign or sublet the lease, however sharing arrangements may be permitted with other VCS organisations.
- **1954 Act:** The proposed lease will be excluded from the security of tenure provisions under the Landlord & Tenant Act 1954.
- **Legal Costs:** Each party is to bear their own costs in the agreement and preparation of the lease.



Timeline

Call for Proposals issued:	Sep 2026
Site viewing sessions:	Oct 2026
Closing date for submissions:	31 Oct 2026
Assessment and interviews:	Nov 2026
Invitation to winning bidder:	Dec 2026
Appointment: On completion of legal matters	

Site Viewing Dates

It's always helpful and sensible to see and feel a property before you consider tendering for a lease. We'll be opening up the site to visitors on the following dates – no need to book or even knock. We'll be there to meet you during the following times:

- **Thursday 1st October:** 4:00pm to 7:30pm
- **Wednesday 6th October:** 4:00pm to 7:30pm
- **Thursday 7th October:** 12:30pm to 4:00pm
- **Wednesday 13th October** 11:00am to 3:30pm

If you can't make any of these times please contact
vcstenants@lambeth.gov.uk to arrange an alternative if
possible



Documentation

Please provide us with a copy of **ALL** the following documents by close of **31 October 2026**:

1. **Your Business Case – please refer carefully to the General and Local criteria**
2. **Annual Financial Accounts for previous three years**
3. **Annual Reports for previous three years**
4. **Constitution / Charity details**

Local Demographics St. Martin's Estate

The St Martin's Estate is a large social housing estate in Tulse Hill. The estate comprises approximately 1,280 homes and has historically been characterised by a highly diverse population, a significant social housing sector, and levels of deprivation above the Lambeth average. The local population is approximately **10,844 residents**.

The area has a relatively young profile, with around **19% aged under 18**, approximately **73% of working age (18-64)**, and only **7.5% aged 65 and over**. The community is notably diverse. Census 2021 data for St Martin's Ward indicates that:

- **46.7%** of residents identify as White ethnic groups.
- **32.0%** identify as Black ethnic groups: **Black African (15%)**, **Black Caribbean (13%)** and **Mixed heritage (9%)** communities, reflecting the long-established diversity of this part of Lambeth
- **9.1%** identify as Mixed or Multiple ethnic groups.
- The remaining population identify as Asian, Arab or Other ethnic groups.

The area contains a substantial proportion of families. Around **26% of households are families with dependent children**, while there are also significant numbers of single-adult households and multi-family/shared households. Socio-economically, the estate has long experienced challenges associated with urban deprivation.

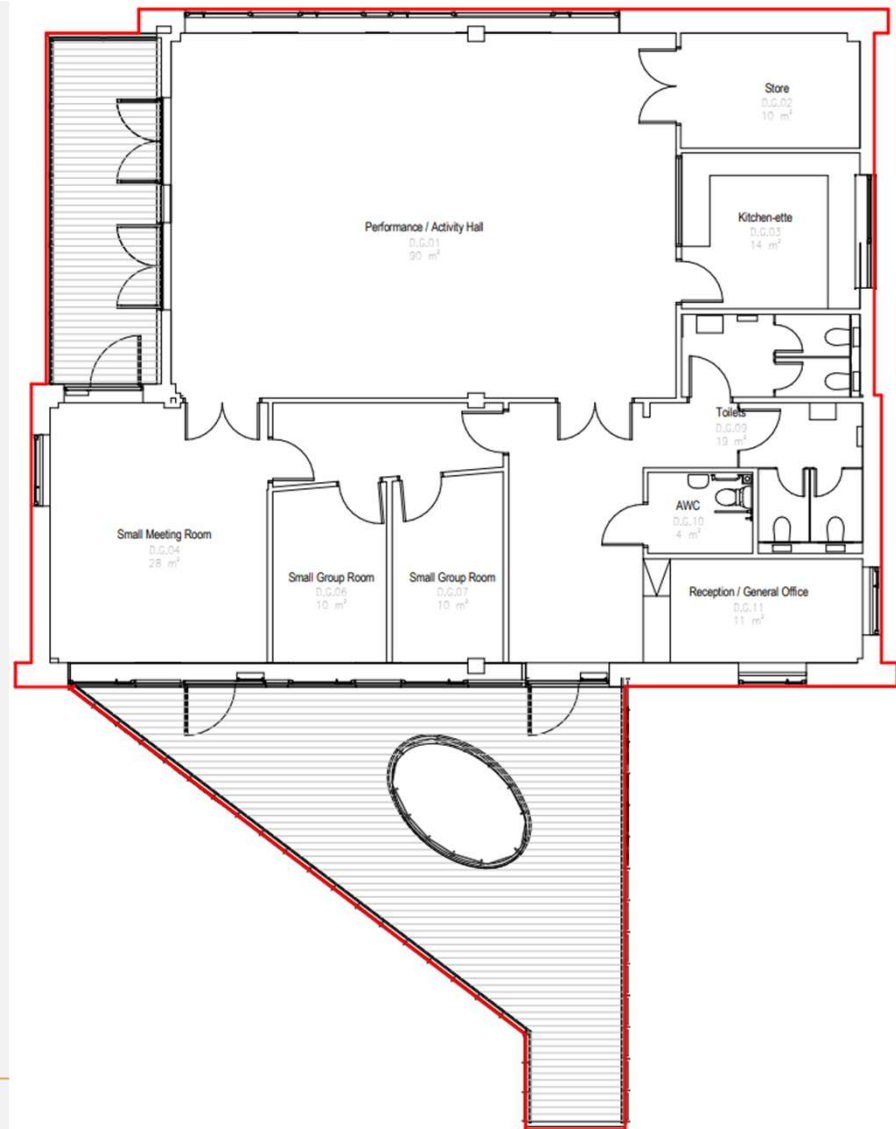
Previous studies identified lower qualification levels, overcrowding, high proportions of lone-parent households, low levels of car ownership, and residents disproportionately employed in lower-paid occupations. While regeneration has improved housing conditions, many of the social determinants that drive demand for voluntary and community sector services remain relevant.

For VCS organisations, St Martin's Estate is a community where services are likely to be most effective when they:

- Are culturally competent and responsive to a highly diverse population.
- Support families, children and young people.
- Address social isolation, financial hardship and employment barriers.
- Provide accessible community-based health and wellbeing services.
- Strengthen resident-led activity and community cohesion across different age and ethnic groups.

Appendix 1

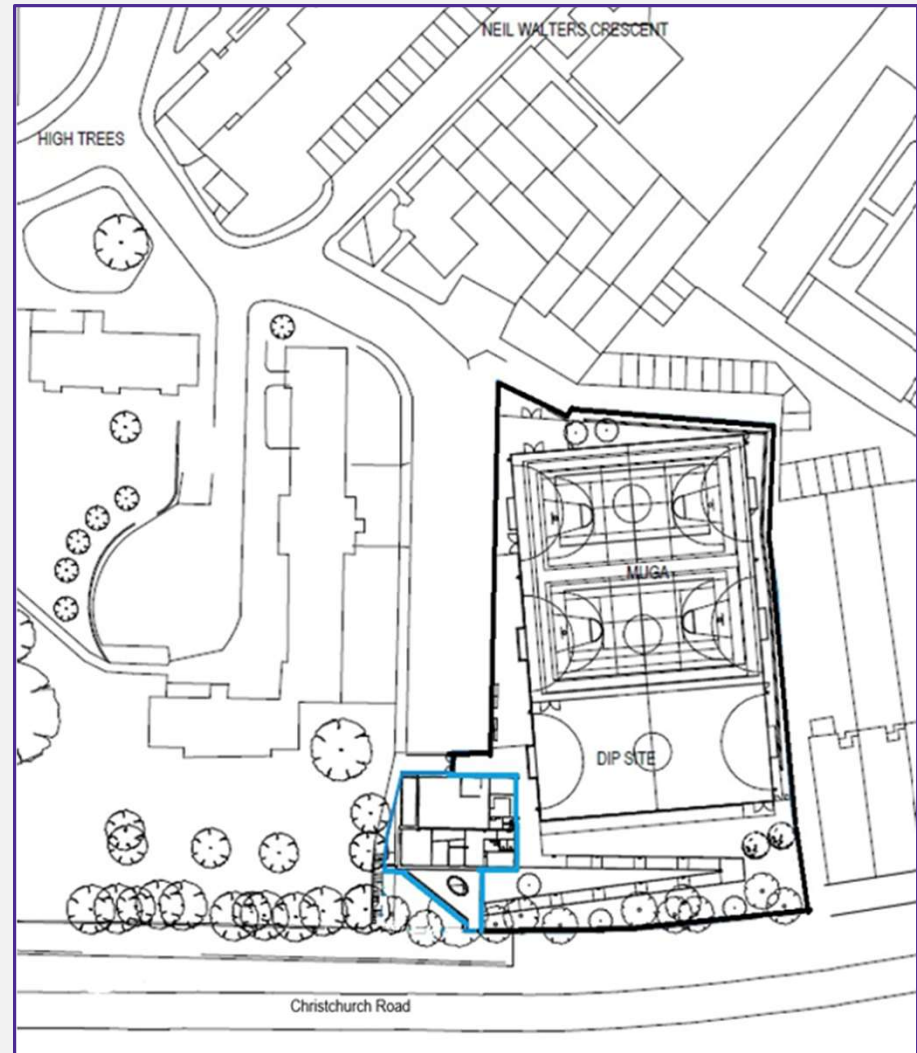
Floor Plan



- Floorplan is indicative only

Appendix 2

Site Plan



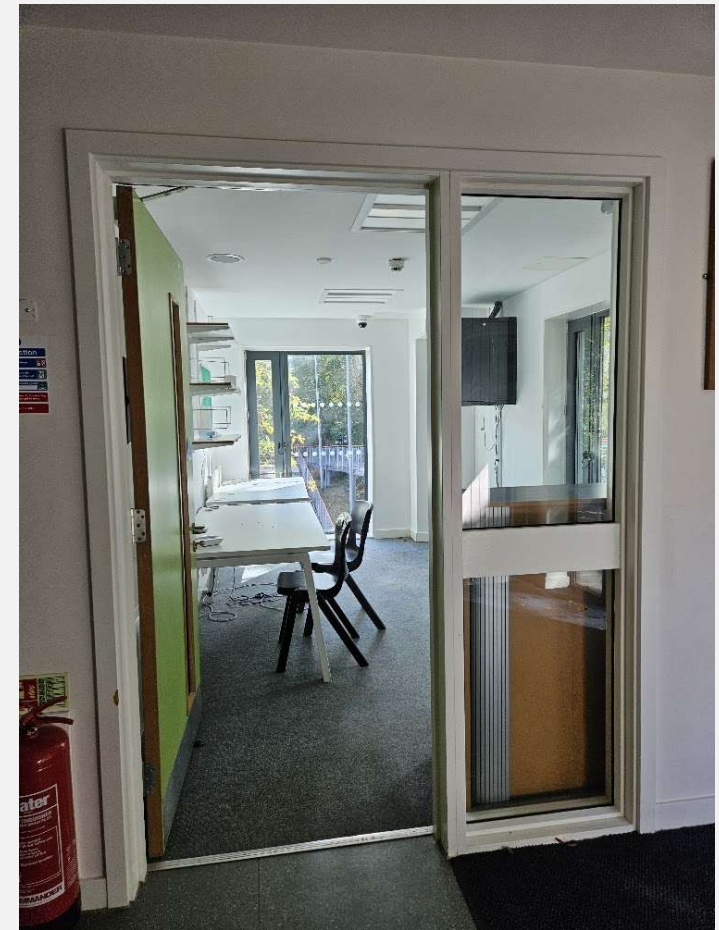
- Site plan is indicative only

Appendix 3a

Photos: Exterior



Appendix 3b Photos: Entrance and Reception/Office



Appendix 3c

Photos: meeting/teaching rooms/offices



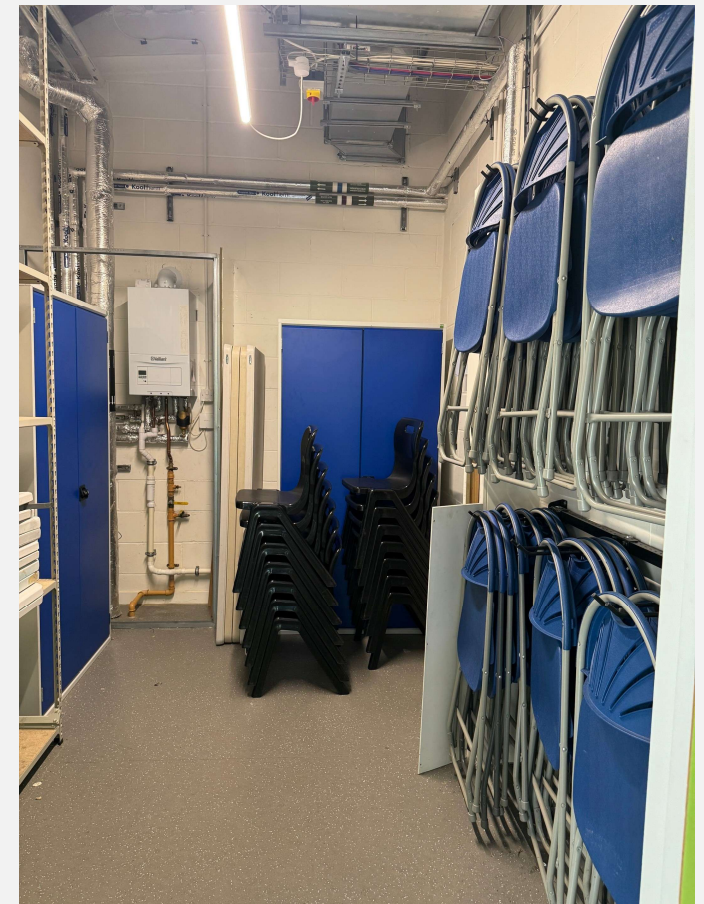
Appendix 3d

Photos: Main hall



Appendix 3e

Photos: kitchen, storage room



Submission and Contact

**To submit your tender documents
by the deadline of midnight on 31 October 2026**

or for general enquiries, **please email:**

vcstenants@lambeth.gov.uk

or you can write to us at:

VCS Assets
Growth & Environment
London Borough of Lambeth
1 Brixton Hill, London SW2 1RW