

Chestnuts House FAQs

6th December 2021

1. What is happening at Chestnuts House?

Chestnuts House is a much-loved heritage asset that has sadly fallen into disrepair over many years and it is currently occupied by property guardians. The Council has explored many different funding routes over the years to safeguard the building's future and is now openly marketing the building to potential occupiers to bring in private investment to match the Council's own planned investment in the building. The Council is currently delivering energy efficiency improvements to the building as part of the Public Sector Decarbonisation scheme which includes:

- Loft Insulation
- Pipework Insulation
- Secondary Glazing
- LED Lighting upgrades
- Air Source Heat Pump to replace gas heating system
- Solar PV

2. Why are you doing this?

The Council does not have sufficient funding to bring the building back into active use on its own and its long-term future requires a sustainable business case. The future use of the building needs to align with the Council's [Public Service Strategy](#) and address the Climate Emergency and so it is seeking to partner with like-minded occupiers who could bring private investment to increase public access to the building and safeguard its long-term future.

The Council's objectives for Chestnuts House are:

- Use the space to connect people with, and/or create jobs
- Contribute positively to the local area by providing diversification of use as part of a 15-minute neighbourhood
- Connect with the other proposals within the 'Cultural Corridor' of Hoe Street including The Tramworks, Central House, Central Parade, Walthamstow Central, The Mall and Fellowship Square
- Respond to the climate emergency by being a standout example of adaptive and efficient reuse of existing buildings, activated by partners with sympathetic environmental values
- Safeguard the long-term future of the heritage asset by combining public and private investment to create a viable long-term business

3. Are you selling the building?

The Council's priority and preference is to remain the long-term owner of the building and is seeking proposals from occupiers and/or tenants who will manage/utilise the space to deliver the Council's objectives. Given the extensive amount of investment that is required to this building to bring it back into public use, the Council will consider selling a long leasehold of the building as a last resort.

4. Who can apply to be an occupier of the building?

The marketing process is open to anyone and will consist of two stages: expressions of interest followed by best and final offers. Potential providers will be shortlisted at the expressions of interest stage by how well they deliver the Council's stated objectives. This process is being run by the Council's agent: AND London. For further information please contact Max at max@andlondon.net and 0208 054 0418.

5. What are the timescales?

The initial stage of marketing starts in the week commencing 6th December 2021. Initial viewings will take place before Christmas and in January 2022, with initial expressions of interest to be submitted by 7th February 2022. It is anticipated that shortlisted organisations will be invited to submit best and final offers from 28th February 2022.

6. How will the final decision be made?

Recommendations will be presented to the Council's Cabinet for decision later in 2022. Any physical changes to the building will require Planning and Listed Building Consent which residents and stakeholders will be able to comment on through the statutory planning process

7. What if I have further questions?

For any marketing queries: Please contact Max at AND London at MAX@ANDLONDON.NET and 0208 054 0418