

Tender Application Form

Before we can review your offer, you will need to complete the Tender Application Form. In this section you will need to be detailing your offer, along with all the relevant details. Once completed please make sure you save this document and upload it to our online [Tender Application Submission](#) page along with the other mandatory documents.

1. Property Details

Please enter the application reference number: 25/26 - 01

Property name and address: 67 Lilburne Walk

Your offer: £16,000 per annum

2. Applicant(s) Details

Please select one below:

I am applying as an individual ☒

I am applying as a company/charity ☐

Please enter the relevant information below:

Individual/company/charity name: Mr Varandeep Singh Khurana

Company/charity registration number (for companies/charities only): Click or tap here to enter text.

Contact name (for companies/charities only): Click or tap here to enter text.

Individual/company/charity address: Click or tap here to enter text.

Email address: Click or tap here to enter text.

Phone number: Click or tap here to enter text.

For any additional applicants please enter their details below.

Please ensure you state the following for each applicant: name, address, phone number and email address

Click or tap here to enter text.

3. Proposed use of the property and business overview

Please outline the intended use of the property, detailing how you propose to operate within the space. Include a summary of the organisation, its structure and management, the services you plan to provide, and the number of employees who will be working on-site. **(Limit to a 1,000 words)**

The use of this property would be as an off-license store selling alcohol, tobacco, grocery, fruit & veg, soft drinks, confectionery, household, and other products. This shop will be for the local community residents to be able to find daily essentials at their convenience during shop opening hours. This neighbourhood does not have a nearby supermarket or well established off license to help residents to avoid travel for basic needs. Most importantly for elderly who need access to milk, bread or toiletries. This store will be providing at most everything which is usually found at local off license stores to help residents at the very best. The store will also be providing services such as Pay-point, National Lottery, Oyster and Parcel service Evri. These services will help local customers to pay bills, top up their oyster and collect/return parcels. This shop will be managed by myself alongside with one full time and two part time employees who will be operating the store on daily basis.

4. Are you planning to make any structural changes to the premises?

Please note, if the proposals involve works to the premises, an application for landlord's consent to alterations should be submitted with this application.

Yes ☐ No ☒

If yes, please specify below:

Click or tap here to enter text.

5. Business experience

I have experience in running a successful business.

Yes ☒ No ☐

Please provide a brief summary below of the experience you have. **(Limit to a 1,000 words)**

I have ten years of experience in this retail field from working in family business to running my own convenience stores. Starting from 2019, I have successfully managed to operate seven stores based in London and Birmingham till now. I have been supported by my family who has been in the same trade for the last twenty years. From the knowledge and experience gained over the years I have been always looking for new potential properties to expand my business.

6. Social Value

Within the Council's Social Value Policy document, social value is defined as: 'Outcomes and activities that will improve the quality of life & life chances of Brent residents and enhance the sustainability of the local area'. With three priorities – better

lives, better place and better locally. Provide a broad understanding of the social value the proposed activities that will generate in Brent. This is called the social value test. Please answer all the following questions to show the expected contribution your project will make in each area within the defined timescales.

	Estimated number
How many full-time jobs that pay the London Living Wage will your project create? - In the first year.	1
How many part-time jobs that pay the London Living Wage will your project create? - In the first year.	2
How many full-time jobs that do not pay the London Living Wage will your project create? - In the first year.	Click here to enter number
How many part-time jobs that do not pay the London Living Wage will your project create? - In the first year.	Click here to enter number
How many long-term unemployed Brent residents will your project help return to work? * 'long-term unemployed' is defined as being out of work and looking for work for 12 months or more in the first year.	Click here to enter number
How many volunteering opportunities will your project create? - In the first year.	Click here to enter number
How many local businesses will be included in your supply chain? - In the first year.	Click here to enter number
How many local apprenticeship positions will your project include? - In the first year.	Click here to enter number
How many vulnerable adults will participate in regular social activity through your project? - Each week.	Click here to enter number
How many vulnerable children will participate in regular social activity through your project? - Each week.	Click here to enter number
How many hours of adult educational courses/activities will your project provide? - Each week.	Click here to enter number
How many hours of business help, advice and/or mentoring will your project provide? - Each week.	Click here to enter number
How many hours of educational activities will your project provide for local children? - Each week.	Click here to enter number
How many hours of youth activities will your project provide? – Each week.	Click here to enter number
How many hours of health and fitness related activities will your project provide? - Each week.	Click here to enter number
How many hours will your project devote to maintaining the local environment (streets, parks & green spaces)? - Each week.	Click here to enter number

How many people will you inform of/signpost to Council services and local events? - Each week.

[Click here to enter number](#)

How many discrete services/activities that benefit local people will your project provide? - Each week.

[Click here to enter number](#)

How many forms of media (e.g. online, leaflet, postal) will you use to inform local people of your service/activities?

2

In the average month how many community events, run by TSOs or community groups, will your project enable, support or host?

[Click here to enter number](#)

7. Financial Cashflow

Please add projected numbers for each year, depending on the proposed lease terms of the property. For example: if the proposed lease of the property is for 3 years only fill out Year 1, Year 2 and Year 3.

	Year 1	Year 2	Year 3	Year 4	Year 5
Capital investment	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number
Rent	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number
Total for year	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number
Cumulative	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number

	Year 6	Year 7	Year 8	Year 9	Year 10
Capital investment	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number
Rent	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number
Total for year	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number
Cumulative	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number	Click here to enter number

8. Other premises currently leased

Address of property (Please enter full address below)

48 Hilltop Avenue, NW10 8RZ
 194 Caledon Road, E6 2EX
 260 Colney Hatch Lane, N10 1BD
 278-280 Court Road, Mottingham, SE9 4TU
 17-21 Churchill Parade, Sutton Coldfield, B75 7LD
 1 Churchill Parade, Sutton Coldfield, B75 7LD
 228 North End Road, W14 9NU

Landlords contact details (Please enter current landlord's name, email address, contact number and address below)

Can be provided upon request for all if required

9. Solicitor's details

Regent Associates Solicitors
1 Halls Terrace
Uxbridge road
UB10 0NS
Tel:
Mobile:
Email:

10. Other information

Officers and Members have a duty to act in the best interest of the Council. They must avoid situations where their personal interest conflict or duties conflict with their duty to the Council unless they have been authorised to do so in accordance with the Council's procedures. The duty also extends to conflicts that arise because of persons connected with them. Conflicts of interest can occur in many ways. A conflict of interest can occur where an Officer/ Member or connected person stands to benefit personally from the Council. Conflicts of interest must therefore be appropriately identified and this questionnaire should help.

Please answer the following questions.

	Yes	No
Are you a Councillor or Brent Employee?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do you have a spouse, cohabiting partner, child, parent or business associate who is employed by Brent Council at a senior level or who is a Councillor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of your directors/partners/company secretary ever served as or are currently a Councillor at Brent Council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does any of your directors/partners/company secretary have a spouse, cohabiting partner, child, parent or business associate who is employed by Brent Council at a senior level or who is a Councillor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are you aware of any existing customer of your organisation whose interests may overlap with those of the Council, such that your organisation could have a conflict of interest in advising that customer as well as Brent Council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any basis on which there maybe, or perceived to be, a conflict or interest, i.e. a connection that may provide you with a potential advantage over other bidders or put you in a position where there may be a conflict of interest between you/ your organisation and Brent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Disclaimer:

The proposed tender applicant should view the property prior to submitting a tender application. The proposed tender applicant should undertake their own inspection/survey of the building. The proposed tender applicant should rely on their own building survey in relation to the works that may need to be undertaken to the property.

Any proposal for a change of use to the building or the site will require the Council's approval as the landlord. Subject to the Council's consent the property may require planning permission. The tender applicant should rely on their own enquiries with the Planning Service in relation to any such proposals. Also, if the existing structure is to be changed or adapted either internally or externally the Council's prior consent will be required as the landlord. Subject to the Council's consent the tender applicant should rely on their own enquires with the Council's Building Control Service.

The Council recommends that the proposed tender applicant seeks their own legal advice in relation to the application. This is a commercial property which may require specialist advice.

I also understand my information will be managed in accordance with the council's [Privacy Notice which can be found on the Brent Council website](#).

This form has been completed by:

Name: Varandeep Singh Khurana

Position in the company: Click or tap here to enter text.

Date: 09/07/2025