01 / RECORD OVERVIEW

Location record

Where the household's places can be reached from

HARROW

Journeys measured 7 November 2026

HOMES WITHIN EVERY MUST

16 of 20

11 inside Harrow and 5 outside it.

20	16	11
Homes checked	Within every Must	Within every Must inside Harrow

Searched: Homes to rent · 3 bedrooms · at most £2,650 · within 20 min on foot of Stag Lane Primary, 20 min by public transport of Honeypot Medical Centre and 45 min by public transport of Work

HOME CONSIDERED

15, Cotman Gardens

Harrow / Inside the placing authority

3 bedrooms **£2,250 asking rent a month** **Within every Must**

Officer's recorded conclusion

"Considered alongside the other homes within every limit. This home keeps the school walk, the GP registration and the journey to work."

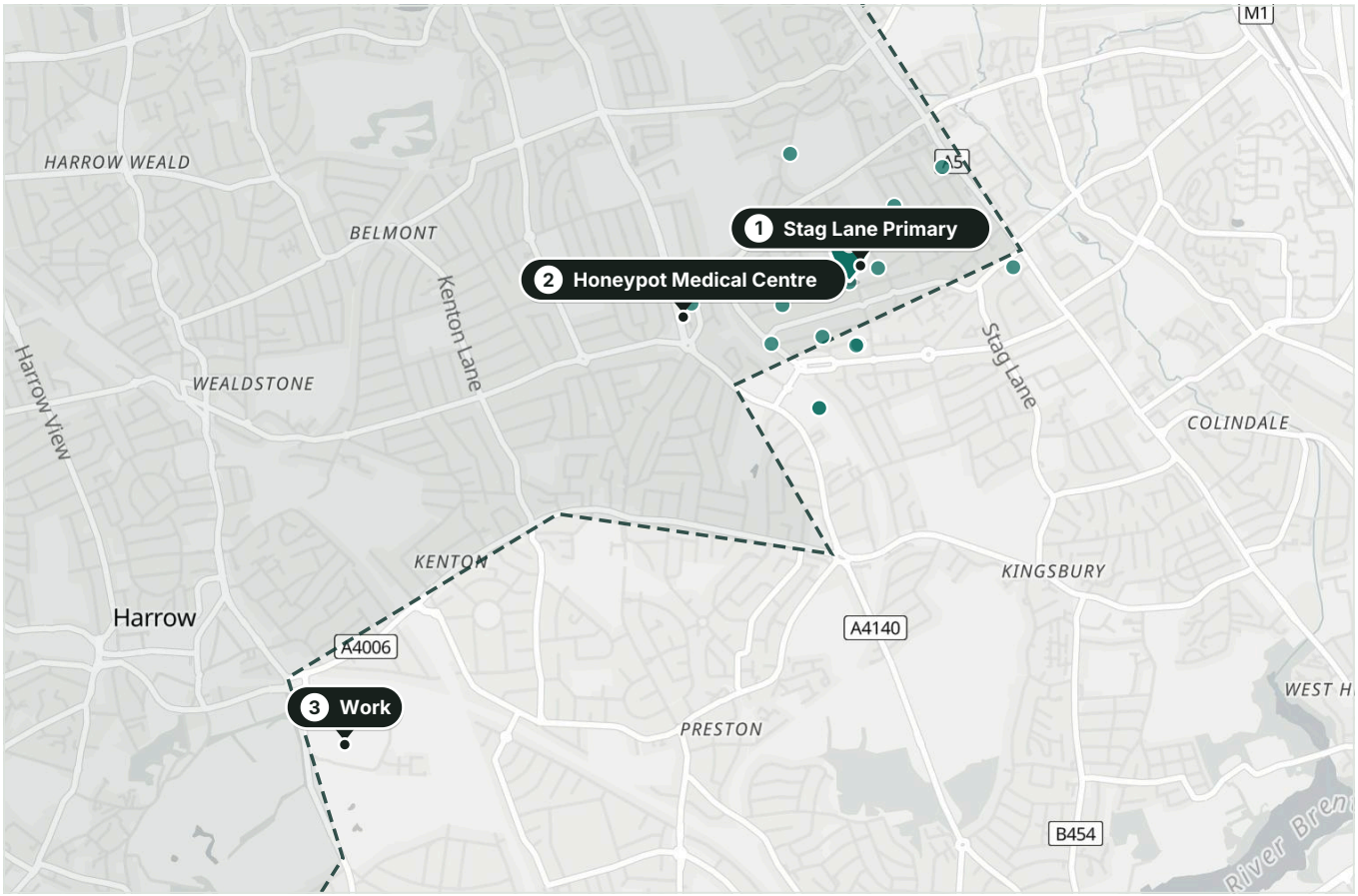
In s own words.

Issued by · version 1 · 7 November 2026, 00:04 UTC

02 / WHERE THEY ARE

Where they are

The household's places, the homes named, and Harrow's boundary



1 A household place, named and numbered as on the next page

The home considered

Another home within every Must

Harrow: the placing authority

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03 / HOUSEHOLD NEEDS

The places that matter

The places the household relies on, and the travel limit set on each

01 Stag Lane Primary

School: Stag Lane Primary School · register of 2026-11-01

CONSIDERED UNDER
Disruption to education

MUST **20 minutes on foot**

02 Honeypot Medical Centre

GP practice: HONEYPOT MEDICAL CENTRE · register of 2026-11-01

CONSIDERED UNDER
Proximity to medical facilities

MUST **20 minutes by public transport**
Leave home at 10:00 · a weekday

03 Work

Postcode · HA1 3UJ · measured from the postcode's centre

CONSIDERED UNDER
Disruption to employment

MUST **45 minutes by public transport**
Arrive by 08:45 · leave home at 08:00 · a weekday

How to read a Must

A Must is a travel limit the officer set on a place. A home is "within every Must" when each Must journey is measured within its limit, and "over a Must" when one is measured over it. "A Must to check" is a home whose journey to a Must place is estimated or not known: it is shown neither within nor over. A Prefer is a limit shown, never one that rules a home out.

Labels are the officer's own. A place entered as a postcode is measured from the postcode's centre; a place chosen from a register from its own point.

04 / HOME CONSIDERED

Journeys from the home

15, Cotman Gardens · HA8 5TF · Harrow

3 bedrooms
Homes to rent

£2,250 asking rent a month
Inside Harrow

Stag Lane Primary

On foot · timed

3 min

Within the limit

Must: limit 20 min

3 min on foot.

Honeypot Medical Centre

Public transport · timed

16 min

Within the limit

Must: limit 20 min

16 min by public transport, leaving home 10:00, arriving 10:16. 1 ride, no change: bus 114 from The Parade Queensbury (10 min); 6 min walking, 1 min waiting.

Work

Public transport · timed

33 min

Within the limit

Must: limit 45 min, arrive by 08:45

33 min by public transport, leaving home 08:00, arriving 08:33. 2 rides, 1 change: bus 114 from The Parade Queensbury (23 min), then bus H10 from Northwick Avenue (4 min); 6 min walking, 1 min waiting.

05 / SEARCH EVIDENCE

What was advertised and checked

The search as it was run, and every home it checked, on 7 November 2026

Search brief

Homes to rent · 3 bedrooms · at most £2,650

Homes to rent were read within 20 min on foot of Stag Lane Primary, 35 min by public transport of Honeypot Medical Centre (wider than its 20-minute Must, so that homes near the edge were not missed) and 60 min by public transport of Work (wider than its 45-minute Must, so that homes near the edge were not missed). Each home was then judged against the Musts.

HOMES TO RENT

20	20	1
Listings found	Listings read	Copies of the same home set aside

Where	Homes	Within every Must	A Must to check	Over a Must
Inside Harrow	12	11	0	1
Outside the placing authority	8	5	0	3
All homes checked	**20**	**16**	**0**	**4**

HOMES OVER EACH MUST

Stag Lane Primary · 1 home over the limit of 20 min on foot. 1 of them inside Harrow.

Honeypot Medical Centre · 3 homes over the limit of 20 min by public transport, leaving home 10:00. 0 of them inside Harrow.

Work · 0 homes over the limit of arriving by 08:45 by public transport (45 min, leaving home 08:00). 0 of them inside Harrow.

Every home listed (20) is in the annex to this record, and in its CSV.

Homes to rent and for sale are listings advertised on the open market that day. An advertised home was not necessarily available to the council, or within its rates.

06 / THE OFFICER'S CONSIDERATION

The officer’s consideration

In the officer's own words, under each location factor

THE OFFICER'S CONSIDERATION

Disruption to employment	Work at Northwick Park Hospital is 33 minutes by public transport, arriving by 08:45. The current shift pattern can continue.
Caring responsibilities	None recorded for this household.
Disruption to education	Both children can stay at their current school, a 3-minute walk.
Proximity to medical facilities	The household can stay registered with its GP practice, 16 minutes by public transport.
Proximity to other support	None recorded for this household.
Proximity to amenities and transport	Bus stop and shops within a short walk, as seen on the viewing.

Conclusion

Considered alongside the other homes within every limit. This home keeps the school walk, the GP registration and the journey to work.

Written by [redacted] The headings are the location factors of the Homelessness (Suitability of Accommodation) (England) Order 2012, article 2.

ANNEX

Every home listed

20 homes as each stood on 7 November 2026, the homes kept first

Columns: Stag Lane Primary, limit 20 min on foot; Honeypot Medical Centre, limit 20 min by public transport; Work, limit 45 min by public transport.

	HOME	AUTHORITY	BEDS	RENT ASKING RENT A MONTH	MUSTS	STAG LANE PRIMARY (MIN)	HONEYPOT MEDICAL CENTRE (MIN)	WORK (MIN)
1	[redacted]	Harrow · inside	3	£2,450	Within	3	16	33
2	15, Cotman Gardens, HA8 5TF	Harrow · inside	3	£2,250	Within	3	16	33
3	[redacted]	Harrow · inside	3	£2,150	Within	4	15	33
4	[redacted]	Harrow · inside	3	£2,295	Within	6	14	33
5	[redacted]	Harrow · inside	3	£2,300	Within	6	20	44
6	[redacted]	Harrow · inside	3	£2,500	Within	8	11	33
7	[redacted]	Brent · outside	3	£2,597	Within	9	16	33
8	[redacted]	Brent · outside	3	£2,600	Within	9	11	33
9	[redacted]	Harrow · inside	3	£2,500	Within	10	11	33
10	[redacted]	Harrow · inside	3	£2,500	Within	11	11	33
11	[redacted]	Harrow · inside	3	£2,500	Within	11	20	44
12	[redacted]	Harrow · inside	3	£2,400	Within	12	17	44
13	[redacted]	Brent · outside	3	£2,300	Within	14	16	44
14	[redacted]	Harrow · inside	3	£2,550	Within	17	5	33
15	[redacted]	Brent · outside	3	£2,600	Within	18	12	33
16	[redacted]	Brent · outside	3	£2,600	Within	18	12	33
17	[redacted]	Brent · outside	3	£2,500	Over	17	23	36
18	[redacted]	Brent · outside	3	£2,575	Over	18	23	44
19	[redacted]	Brent · outside	3	£2,450	Over	18	24	44
20	[redacted]	Harrow · inside	3	£2,100	Over	22	5	33

Inside and outside are against Harrow. Musts: Within = within every Must; Over = over a Must; To check = a Must estimated or not known. Journey minutes are timed, or a band where not timed; a journey over its limit is in the over colour, in bold. Rents are asking rent a month, as advertised or supplied.

08 / METHOD AND PROVENANCE

How to read this record

How the journeys were measured, whose decision it is, and how to check this copy

HOW THE JOURNEYS WERE MEASURED

Homes are placed in a band from the travel areas; the nearest are then timed one by one ("timed"). A timed public transport journey runs from the home to the place, leaving home at the time shown, worked back from an arrival time where one was set. Its rides, changes, walking and waiting are the engine's.

Public transport bands run out of the place and are estimates only: they never decide a limit. A journey is rounded up to the whole minute. Driving assumes free-flowing roads. Step-free access of a whole journey is not held and is not stated. Where step-free was asked for on a limit, the stations each ride uses are checked against TfL and National Rail station data; bus stops, boarding the vehicle and the walk from the door are not, and are for the officer to check.

Stag Lane Primary, on foot: valhalla 3.9.0-a689e6025, map and timetables built 5 November 2026.

Honeypot Medical Centre, by public transport, leaving 10:00 on Tuesday 10 November 2026: valhalla 3.9.0-a689e6025, map and timetables built 5 November 2026.

Work, by public transport, leaving 08:00 on Tuesday 10 November 2026: valhalla 3.9.0-a689e6025, map and timetables built 5 November 2026.

Travel times (c) OpenStreetMap contributors (ODbL)

Travel times (c) OpenStreetMap contributors (ODbL); bus timetables from the Bus Open Data Service (Open Government Licence v3.0); Underground, DLR and tram timetables Powered by TfL Open Data (contains OS data (c) Crown copyright and database rights); National Rail timetables from the Rail Delivery Group (Rail Data Marketplace)
Public transport covers National Rail (including the Overground and the Elizabeth line), TfL's Underground, DLR, trams, river buses and cable car, and buses and trams across England, Scotland and Wales.

Responsibility for the decision

This record states journeys, the homes advertised or supplied and checked on the day, and the officer's own consideration. It does not decide whether accommodation is suitable: that judgement is the council's.

IDENTIFIERS

Record	`01a1b352-4933-7cbc-ac6d-d8adc27e4da3`
Case	`01a1b351-e5c4-7463-a48d-1541e8293d12`
Check	`01a1b352-17b0-7bc6-889b-60a430841ab0`
Placing authority	Harrow
Issued	by [redacted] · version 1 · 7 November 2026, 00:04 UTC
Journeys measured	7 November 2026, 00:04 UTC
Kept until	7 November 2032
Annex CSV SHA-256	`2c5f050a41c686aec7fe89e0f0c91cb258070fb7bf606ab9e5368a1a15e102a8`

Whether a copy is this record, unaltered, can be checked by the issuing organisation from its placement checks (Check a record), by the copy's SHA-256 fingerprint. The annex CSV is unaltered if its SHA-256 is the one above.

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