

# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

**SUBJECT: INFILL PROGRAMME: PACKAGE 2 LOT 1 - CAR PARK SITES**

Notice is hereby given that the Cabinet Member for Housing has made the following executive decision on the above mentioned subject for the reasons set out below.

### **Summary of Decision**

1. That this report be exempt from disclosure by virtue of the Local Government Act 1972, Schedule 12A Part 1, paragraph 3 (as amended), in that it contains information relating to the financial or business affairs of any particular person (including the authority holding that information).
2. That the Cabinet Member for Housing agreed to award the construction contract to the preferred bidder to carry out the redevelopment of the three sites at a value as detailed in the report, subject to planning permission.
3. That the Cabinet Member for Housing agreed the provision of 10% contingency for this project.
4. That where a reduction in dwelling units occurs during the planning process, the Cabinet Member authorised delegated approval to award the main contract at a pro-rata revised level.

### **Reasons for the Decision**

1. As part of the Council's Housing Revenue Account (HRA) (Housing Development Programme, the Council has identified a number of small scale infill sites to bring forward for development. This will enable the attainment of the Council's strategic HRA Asset Strategy objectives of:
  - Increasing the supply of affordable housing; optimising value from its assets;
  - Increasing the quality of the HRA Portfolio; and
  - Ensuring the Portfolio meets local housing need.
2. The tender evaluation report (Gate 2) was presented to the Procurement Assurance Board (PAB) on the 26<sup>th</sup> September 2017. PAB approved the recommendation to the Executive Director of Growth, Planning and Housing to recommend to the Cabinet Member for Housing to award a contract for Package 2 Lot 1 - Car Park Sites contract for the construction of residential accommodation units at the 3 sites.
3. In order to maintain progress against the current development programme and deliver the three projects by March 2019, it is required to enter into contract by December 2017.
4. The tender's proposed contract value is within the programme budget approved as part of the December 2016 Cabinet Member Approval for the Infill Programme

and overall expenditure is in line with the Pre-Tender Estimate and has been verified by the Employers Agent (EA).

**Charlie Parker, Chief Executive,  
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**Publication Date:** 08 November 2017

**Implementation Date:** 15 November 2017, 5.00pm

**Reference:** CMfH/2017-2018/13