

# WESTMINSTER CITY COUNCIL

## STATEMENT OF DECISION

### SUBJECT: INFILL DEVELOPMENT PROGRAMME

Notice is hereby given that Councillor Heather Acton, Cabinet Member for Communities and Regeneration, and Councillor Paul Swaddle, Cabinet Member for Finance and Smart City, has made the following executive decision on the above mentioned subject for the reasons set out below.

This paper recommends actively progressing 15 infill sites that are at different stages of development including five developments in construction, nine developments pre-construction and one development at feasibility stage and the deferment of 3 sites to enable further due diligence to be undertaken and additional sources of funding to be explored to support the potential progression at a later date.

## 2. Recommendations

- 2.1. That confidential Appendix A is 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).
- 2.2. The Cabinet Member for Communities and Regeneration and Cabinet Member for Finance and Smart City approved the following:
  - 2.1.1 An increase in the net capital expenditure budget required for the infills programme from £15.503m to £15.583m, noting that this assumes the approval of the contingency drawdown in 2.1.2 below.
  - 2.1.2 AHF drawdown of £38.298m against the schemes as set out in Appendix A Table 2.
  - 2.1.3 A £2.4m drawdown against the central contingency for the exceptional issues and a proportion of the cost increases incurred on the Melrose & Keith, Helmsdale House and Ordnance Mews infill sites.
  - 2.1.4 Defer Abbots Manor Playground, Maida Vale Infill and Glastonbury House schemes to enable further due diligence to be undertaken on these projects and to seek additional grant funding opportunities to support these schemes.
  - 2.1.5 Adopt a 60% social rent 40% intermediate rent mix (at LLR) to Lydford Community Hall. This meets both Westminster and GLA planning policy and is important given the additional GLA grant funding that is being sought to support this scheme. The proposed changes to mix require further consultation.
  - 2.1.6 The introduction of additional intermediate rental homes for Lydford Community Hall and the acquisition by Westminster Builds was

agreed in principle by the Westminster Builds Board on the 22nd June 2021.

- 2.1.7 Noted that more detailed recommendations to approve investment in Westminster Builds to acquire the infill intermediate units will be provided at a later date.

### **3. Reasons for the Decision**

- 3.1. The Council is satisfied that the Infill Programme will contribute towards meeting the City for All objectives, in particular *Greener and Cleaner, Vibrant Communities and Civic Leadership and Responsibility*.
- 3.2. The Infill Programme contributes 133 affordable homes towards the Council's affordable housing targets.

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**Implementation Date:** 09 October 2021

**Reference:** CMfPP&L/29 2020-21