

# WESTMINSTER CITY COUNCIL

## STATEMENT OF DECISION

### SUBJECT: ACQUISITION OF 291 HARROW ROAD

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

(  
Cabinet Member report outlining the recommendation for the acquisition of the 291 Harrow Road Site currently owned by the NHS.  
)

### Summary of Decision

#### 1. Recommendations

- 1.1. That Appendix 1 and 2 are 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).
- 1.2. That the Cabinet Member for Finance and Smart City approves:
  - 1.2.1. the Council proceed with the acquisition of the parcels of land known as 291 Harrow Road, 1-2 Elmfield Way and the DHSC owned N3 site (“the Site”) for the value set out in Appendix 1.
  - 1.2.2. delegates approval to agree final commercial terms of the acquisition as set out in Appendix 2 to the Executive Director of Finance & Resources.
  - 1.2.3. a virement from the General Fund’s central contingency to fund the acquisition and feasibility costs falling in this financial year and notes that a separate budget request for future years will be submitted as part of the Council ’s annual budget setting process.
- 1.3. Subject to approval of recommendation 2.2 above and the legal completion of the acquisition of the Site by the Council, the Cabinet Member for Communities and Regeneration approves:
  - 1.3.1. That further options analysis is undertaken in relation to various proposals as set out in the OBC Part. 1 (Appendix 2) including further consultation and engagement as required.
  - 1.3.2. A feasibility budget of up to £1.5m to appoint a multi-disciplined project team, to undertake the work set out in 2.3.1.

#### 2. Reasons for Decision

- 2.1. The Council commissions Learning Disabilities care from Yarrow Housing and Westminster Society on the proposed site. The units are now nearing the end of

their useful lifecycle and without intervention would become uninhabitable in the near future, after which the provision would likely move out of Borough.

2.2. Acquiring the Site potentially enables the Council to re-provide new, high quality learning disabilities homes alongside a mix of affordable and market sales homes, increasing the provision of affordable housing in the Borough.

### **Reasons for Decision**

**Stuart Love, Chief Executive,  
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64 Victoria Street  
LONDON SW1E 6QP**

**Publication Date:** 12 October 2021

**Implementation Date:**

**Reference:**