

# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

**SUBJECT: 291 HARROW ROAD - MULTI-DISCIPLINE CONSULTANT TEAM (MDCT) APPOINTMENT**

Notice is hereby given that , Cabinet Member for Climate Action, Regeneration and Renters, has made the following executive decision on the above mentioned subject for the reasons set out below.

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### **Summary of Decision**

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The Site was acquired by Westminster City Council (WCC) with a view to options being brought forward for a residential lead mixed used development. It is located on the corner of Harrow Road and Elmfield Way, in the Westbourne Ward within the North Paddington Programme (NPP) and Economic Activity areas. The site comprises 291 Harrow Road (Flats A, B & C), 1-2 Elmfield Way (which provide 18 specialist accommodation residential care beds for users with Learning Disabilities), a Multi-Use Games Area (MUGA) and an enclosed green area to the rear (the 'Site').

The appointment of a Multi-Discipline Consultant Team (MDCT) is proposed to take the scheme from early feasibility optioneering through RIBA Stages 1 to 7 including design, procurement, delivery, hand over, operation and in-use (within the Main Works Contract defect liability period) and to support the Councils Business Case Stages including Strategic Outline Case (SOC), Outline Business Case (OBC) and Full Business Case (FBC).

### **Reasons for Decision**

The reason for the recommendation is to secure fees and appoint the design team to enable design development to be progressed and produce the Outline Business Case in Spring 2025.

In order to support design development, the following core MDCT consultants are required to provide technical and specialist support:

- Architect
- Project Manager
- Cost Consultant
- Structural & Civil Engineer
- Mechanical, Electrical and Plumbing (MEP) Engineer
- Planning Consultant
- Landscape Architect

### **Reasons for Decision**

**Stuart Love, Chief Executive,**

**Westminster City Hall,  
64 Victoria Street  
LONDON SW1E 6QP**

**Publication Date:** 06 December 2023

**Implementation Date:**

**Reference:**