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Planning

291 Harrow Road Main Works Soft Market Testing

Westminster City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-022643

Procurement identifier (OCID): ocids-h6vhtk-0516f3 ([view related notices](#))

Published 19 May 2025, 2:01pm

Scope

Description

Westminster City Council (the Council) is looking to procure a main works contractor to redevelop 291 Harrow Road and 1-2 Elmfield Way, London, W9 3RH to deliver circa 144 mixed tenure new homes including a dedicated Adult Social Care building, a new all weather play space, new commercial/cultural space, a landscaped private garden and improvements to the public realm on Harrow Road and Elmfield Way. WCC is publishing this Prior Information Notice which is not a call for competition for a period of two weeks from 19th May 2025 to 6th June 2025. All contractors must have relevant experience of carrying out construction works of similar size, nature, complexity and type to that required by WCC and this must be in the last 3 years. All contractors are expected to have a minimum annual turnover of £120 million to be considered in participating on this contract. This turnover requirement must be on recent last 3 years audited accounts 2021 to 2024 financial years. The Council has progressed the design to the submission of a planning application and has received extensive pre-application advice from the planning authority and the Greater London Authority. Design of the scheme has not concluded and is on-going and procurement will take place following the completion of the RIBA Stage 3 design. In addition to progressing planning matters the Council is making excellent progress in preparing the site for development including extensive community engagement, progress, progressing vacant possession through a decant strategy which is now underway, and the procurement of a demolition contractor has now commenced.

Total value (estimated)

- £80,000,000 excluding VAT
- £96,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 31 December 2027
- 1 year, 9 months, 30 days

Main procurement category

Works

CPV classifications

- 45211100 - Construction work for houses

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

6 June 2025

Engagement process description

We would like organisations the contractors to respond to this soft market test by agreeing to attend an interview whilst the Soft Market Testing is live for one hour either in person or via Microsoft Teams with the project group, which will comprise representatives of the Council's Development Team, Procurement Team and its Professional Advisors.

It should be noted that responses from the soft market testing will not be scored and will have no bearing on any procurement bid responses and will solely be used by the panel to refine WCC sourcing strategy requirements. The exercise will not include or preclude any organisation from participating in any future procurement exercise that might subsequently be undertaken. Please submit your responses via our Jaggaer sourcing portal <https://wcc.ukp.app.jaggaer.com/> which all correspondence relating to this soft market testing engagement exercise will be undertaken.

Submission

Publication date of tender notice (estimated)

4 July 2025

Contracting authority

Westminster City Council

- Public Procurement Organisation Number: PJVD-6261-BPPJ

64 Victoria Street

London

SW1E 6QP

United Kingdom

Email: procurementteammailbox@westminster.gov.uk

Website: <https://www.westminster.gov.uk/>

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government