

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/055564-2025>

Tender

## **291 Harrow Road Pre-Construction Services, Enabling and Main Works**

Westminster City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-055564

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

Published 10 September 2025, 4:43pm

### **Scope**

### **Reference**

PRJ\_30629

### **Description**

Westminster City Council Authority is seeking to procure a Main Contractor for the 291 Harrow Road development. The Project will deliver 144 new homes in the centre of London. A total of 48 will be affordable homes, 24 will be Adult Social Care units at social rent and 72 homes will be available for private sale.

The Project will comprise three buildings at 15, 10 and five storeys in height and will aim for an ambitious carbon reduction through a passive design, a fabric first approach and the use of air source heat pumps and solar panels to maximise the use of renewable energy. The Authority's aim is for the Project to achieve a 70% sitewide reduction over the baseline for the proposed development, far exceeding Greater London Authority's target of 35%.

### **Total value (estimated)**

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

Above the relevant threshold

### **Contract dates (estimated)**

- 2 March 2026 to 12 July 2030
- 4 years, 4 months, 11 days

### **Main procurement category**

Works

### **CPV classifications**

- 45211100 - Construction work for houses

---

## **Participation**

### **Legal and financial capacity conditions of participation**

- Suppliers must not be on the Debarment List
- Suppliers must have no unmitigated conflicts of interest
- Suppliers or their guarantors must demonstrate a mean average turnover of at least £250 million over the last two years

- Suppliers or their guarantors must have a Current Ratio of at least 1.0 calculated from the most recent financial accounts
- Suppliers must hold or be willing to hold Employer's Liability, Public Liability and Professional Indemnity Insurance of at least £20 million
- Suppliers must be willing to provide a parent company or performance bond to the value of 10% of the construction value
- Suppliers must have had no modern slavery, health and safety or environmental incidents in the last three years or must demonstrate policies and processes put in place as a result of such incidents

### **Technical ability conditions of participation**

Technical ability: Three experience statements weighted 15% each (45%)

Technical ability: Building Safety Act approach weighted 15%

Technical ability: Design Development experience weighted 15%

Technical ability: Second stage cost certainty experience weighted 15%

Technical ability: Social value experience weighted 5%

Technical ability: Environmental sustainability examples weighted 5%

---

## **Submission**

### **Enquiry deadline**

26 September 2025, 12:00pm

## **Submission type**

Requests to participate

## **Deadline for requests to participate**

7 October 2025, 12:00pm

## **Submission address and any special instructions**

<https://wcc.ukp.app.jaggaer.com/go/473185040199342A10EA>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Suppliers to be invited to tender**

Maximum 4 suppliers

Selection criteria:

Suppliers will be shortlisted based on the scores they achieve for their scored and weighted PSQ Response provided they submit a compliant PSQ response, pass all questions and are not otherwise disqualified or excluded.

The Authority intends to shortlist up to four Suppliers achieving the top scores, but reserves the right to shortlist less than four Suppliers where there is a clear distinction in scoring achieved between the leading Suppliers and the remaining Suppliers.

## Award decision date (estimated)

4 February 2026

---

## Award criteria

Name	Description	Type	Weighting
Responsible Procurement	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts. Modern slavery - a two-part modern slavery question: Part one will</p>	Quality	10%

Name	Description	Type	Weighting
	<p>assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Construction Methodology	Detailed approach for construction methodology.	Quality	9%
Design management	Effective design management, ensuring sustainability standards are met, considering the needs of specific customers, engaging with wider multidisciplinary team, ensuring seamless transition between pre-construction and construction stages, and consideration for BSA throughout	Quality	7%
Quality and defect management, handover and aftercare	Quality management, handover and aftercare approach.	Quality	7%
Programme management and BSA process	Methodology around programme management, alongside an initial programme for pre-construction services and works.	Quality	6%
Supply chain	How Suppliers will ensure that the right supply chain partners are selected for this project	Quality	6%
Cost Certainty	Methodology for ensuring cost certainty without compromising quality	Quality	6%

Name	Description	Type	Weighting
PCSA Services fee	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts.</p> <p>Modern slavery - a two-part modern slavery question: Part one will assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage</p>	Cost	6%

Name	Description	Type	Weighting
	<p>suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		
Contractor's team resourcing	Information on the proposed team across the pre-construction and construction stages	Quality	5%
Design team resourcing	Information on the proposed design team, demonstrating the experience and the added value the team bring to the scheme	Quality	5%

Name	Description	Type	Weighting
Main construction stage preliminaries	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts.</p> <p>Modern slavery - a two-part modern slavery question: Part one will assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage</p>	Cost	4.5%

Name	Description	Type	Weighting
	<p>suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		

Name	Description	Type	Weighting
Overhead and profit margin	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts.</p> <p>Modern slavery - a two-part modern slavery question: Part one will assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage</p>	Cost	4.5%

Name	Description	Type	Weighting
	<p>suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		
Risk management	<p>How risks will be managed on the project with clear ownership of the risks and response actions.</p>	Quality	4%

Name	Description	Type	Weighting
Enabling works fixed cost	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts.</p> <p>Modern slavery - a two-part modern slavery question: Part one will assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage</p>	Cost	4%

Name	Description	Type	Weighting
	<p>suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		

---

Name	Description	Type	Weighting
Stage 4 design costs	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts.</p> <p>Modern slavery - a two-part modern slavery question: Part one will assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage</p>	Cost	4%

Name	Description	Type	Weighting
	<p>suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		

Name	Description	Type	Weighting
Construction risk rate	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts.</p> <p>Modern slavery - a two-part modern slavery question: Part one will assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage</p>	Cost	4%

Name	Description	Type	Weighting
	<p>suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		

---

Name	Description	Type	Weighting
Enabling works preliminaries	<p>Social value - Beyond s106 requirements, will be evaluated using the Authority's Responsible Procurement Social Value Model, which aligns with local and resident priorities. Suppliers must propose their intended social value outcomes for both PCSA and construction stages, choosing from over 30 options that meets the minimum required points. Suppliers will also be required to explain in detail how these outcomes will be delivered, including partnerships with VCSEs, school engagement, initiatives to improve resident satisfaction, and strategies for creating lasting legacy impacts.</p> <p>Modern slavery - a two-part modern slavery question: Part one will assess how Suppliers manage labour supply chain risks, using a scenario-based question to test practical responses beyond policy. • Part two will focus on materials, asking Suppliers to identify high-risk items and explain how they trace sources, engage</p>	Cost	3%

Name	Description	Type	Weighting
	<p>suppliers, and address issues. Strong evidence such as audits or ethical sourcing practices will be valued. Equality, Diversity and Inclusion - Suppliers will be asked to demonstrate strong Equality, Diversity and Inclusion (EDI) practices, including diverse leadership, inclusive recruitment, and robust supply chain diversity. Key areas include Disability Confident status, increasing women's representation, and addressing pay gaps. Suppliers must set targets, report progress, and increase inclusion and engagement with underrepresented groups, SMEs, and VCSEs.</p>		
Cost Plan	<p>Commentary on the rates contained within the initial Cost Plan and where possible prices for items which are currently unpriced. Further, identified areas where value engineering could take place for consideration during the PCSA period.</p>	Quality	2.5%

Name	Description	Type	Weighting
Environmental sustainability	As LETI standards already address core sustainability requirements, this additional question focuses on areas not fully covered. Suppliers will be expected to explain how they will deliver ecological net gain and biodiversity improvements, integrate urban greening measures, and enhance climate resilience. Responses will also be expected to outline commitments on site waste reduction, circular economy targets for reuse and adaptability, and measures to minimise pollution, including air quality, noise, and light.	Quality	2.5%

---

## Other information

### Conflicts assessment prepared/revised

Yes

---

## Procedure

## **Procedure type**

Competitive flexible procedure

## **Competitive flexible procedure description**

Participation Stage – where Suppliers are required to submit a PSQ Response which the Authority

Tender Stage – where those Suppliers which are shortlisted following the conclusion of the Participation Stage will be invited to submit a Tender.

Negotiations – The Authority reserves the right to conduct a Negotiation Stage during the Tender Stage. Any negotiations will be on both technical and price elements and will be undertaken with all Suppliers shortlisted to the Tender Stage who are not rejected during the Tender Stage.

---

## **Documents**

### **Documents to be provided after the tender notice**

Further detailed designs will be shared with the shortlisted Suppliers. Draft contracts will be issued during the Participation Stage.

---

## **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](mailto:procurementteammailbox@westminster.gov.uk)

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

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government