



APPENDICES 5, 7, 8 & 9 NOT FOR PUBLICATION

Exempt / Confidential under Rule 10.4 (3)

**Report of the Director of Environment and Neighbourhoods & The Director of City Development
Executive Board**

Date: 8th February 2008

Subject: Little London and Beeston Hill & Holbeck PFI Projects – Land assembly issues and update on the Lovells Multi-storey Flats

Electoral Wards Affected:

**Hyde Park & Woodhouse
Beeston Hill & Holbeck
City & Hunslet**

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

(Details contained in the report)

EXECUTIVE SUMMARY

The Council is currently procuring a private sector partner to deliver the Little London and Beeston Hill & Holbeck Housing PFI projects. Executive Board has previously agreed sites to be included in these schemes for development opportunities as part of the overall regeneration strategy for these areas. This report outlines progress relating to the assembly of these sites.

Although it is the intention to acquire the remaining interests in these sites by negotiation, the report seeks authority for officers to instigate Compulsory Purchase Order proceedings to acquire remaining privately owned properties within 9 of these sites.

The report also seeks Executive Board approval to contingency resources, as recently advised by the Department of Communities & Local Government (CLG), should there be a reason at a future date for the scheme Beeston Hill & Holbeck scheme to be delayed, and the associated underwriting of the capital contribution to the project.

The report also provides an update on the Lovells multi-storey flats, which were initially proposed for disposal for refurbishment, primarily for affordable housing, separately from the PFI project. Following a review, the Board of West North West Homes, has recommended that Decent Homes funding is sought for the flats to refurbish them to decency standards.

1.0 PURPOSE OF REPORT

1.1 The purpose of this report is:

- to update Executive Board on the scope of development opportunities included within the Beeston Hill & Holbeck and Little London PFI schemes;
- to seek authority for officers to commence negotiations to acquire remaining privately owned properties within the development sites areas in Beeston Hill & Holbeck, subject to the approval by government of an Outline Business Case for PFI funds;
- to seek authority if required and as a last resort, for officers to instigate Compulsory Purchase Order proceedings to acquire such interests as remain in both Beeston Hill & Holbeck and Little London, should the Council fail to agree terms for the purchase of those properties.
- to seek authority to increase the additional City Council contribution to the Beeston Hill & Holbeck scheme.
- to seek authority to underwrite the capital contribution included within the affordability analysis for the Beeston Hill & Holbeck scheme.
- to update Executive Board on the impact of additional scenario analysis carried out on the Little London scheme and seek approval for the revised base contribution.
- to seek authority to retain the Lovells multi-story flats.

2.0 BACKGROUND

- 2.1 The Little London PFI scheme Outline Business Case (OBC) was agreed by Executive Board in May 2006, with approval from DCLG following in December 2006. The OBC approval provides for refurbishment of 884 existing Council properties, development of 125 new units of Council housing and environmental improvements. In addition, the scheme includes opportunities to develop some private and affordable housing.
- 2.2 A Development Framework has been prepared for the Little London area, which includes the results of consultation with local members, residents and stakeholders, information included in the OBC and further feasibility and design work carried out by the Council. Following public consultation in 2007, one of the development sites (Cambridge Road Corner) was removed from the scheme and the Development Framework was subsequently agreed by the Council's Planning Board in August 2007. The document outlines the potential for demolition, new construction and improvements to green space.
- 2.3 The Beeston Hill & Holbeck OBC was approved for submission to DCLG by Executive Board on 14 November 2007. The OBC provides for refurbishment/conversion of 321 existing Council properties, development of 350 units of Council housing and environmental improvements. In addition the scheme includes the opportunity to develop further private and affordable housing. The OBC has been submitted for Government consideration with a decision on PFI credits expected in spring 2008.
- 2.4 Although the Beeston Hill & Holbeck project is yet to be considered by HM Treasury, Project Board agreed, with the support of DCLG, that the two projects should be advertised together in the Official Journal of the European Union (OJEU) in order to

allow for the possibility of them being procured jointly to achieve greater project efficiencies. The procurement is timetabled to reach financial close towards the end of 2009.

- 2.5 The OJEU process resulted in four strong bidders progressing through the Pre-qualification Questionnaire (PQQ) stage to Invitation to Submit Outline Solutions (ISOS).
- 2.6 Outline Planning applications are now being prepared for both the Little London and Beeston Hill & Holbeck development sites. By obtaining Outline Planning Permissions the Council will comply with PFI procurement guidance and gain a clear understanding of the capacity and constraints of the development sites to inform later more detailed stages of procurement. This work is being informed by Unitary Development Plan policies applying to each area and adopted Supplementary Planning Guidance, including the Beeston Hill and Holbeck Land Use Framework. Informal planning guidance that has not been adopted by the Council, such as the Little London Development Framework and the Beeston Hill & Holbeck Regeneration Plans, is also available and the Council is additionally developing a Planning Brief for the Holbeck Towers site. It is anticipated that Outline Planning permissions will be achieved in a phased approach over Spring and Summer 2008.
- 2.7 In parallel to this bidders to the PFI schemes are being asked as part of the outline solutions process to participate in a 'Design Champion' process for two sites (Holbeck Towers and Carlton Gate). In turn these workshops will help to inform Outline Planning applications put together by the Council.

3.0 CURRENT POSITION REGARDING DEVELOPMENT SITES

- 3.1 Inclusion of sites for development of both private and social housing in the PFI schemes in both Little London and Beeston Hill & Holbeck will be by means of Development and Project Agreements with the appointed contractor. The Agreements will commit the Council to achieving vacant possession of each site prior to its sale and commencement of works, in order to provide development and contractual certainty for both parties.
- 3.2 An indicative phasing plan has been drawn up which reflects the Council and both ALMOs' realistic assessment of timescales for achievement of vacant possession on each site and which would enable the release of sites for disposal and development over the course of the first five years of the PFI contract.
- 3.3 As a result of the different timescales to which the PFI projects in Little London and Beeston Hill & Holbeck have thus far been developed, there are different issues in respect of each area.

Little London

- 3.4 In Little London four development sites have been identified, shown on the PFI area plan at **Appendix 1**. The individual site boundaries are shown at **Appendix 2** (available on the intranet). These are subject to minor changes following further due diligence on Title and Rights relating to the surrounding land. The intention is to dispose of these sites to the successful PFI scheme bidder for development to complement the PFI works.
- 3.5 The Carlton Gate site is the only site that is occupied by existing residential properties. In early 2007 West North West Homes Leeds started re-housing tenants. Good progress has been made, with 56 of the original 154 tenants remaining to be re-

housed. Full re-housing of all tenants is planned to be achieved prior to commencement of the PFI contract in late 2009.

- 3.6 Following the re-housing of tenants, void stock will be taken out of charge and kept secure prior to hand over to the PFI contractor for demolition once the PFI contract period commences in 2009.
- 3.7 In addition to tenanted properties, across the two areas there are 11 leaseholders who have acquired their homes through 'right to buy' purchases from the Council. There is also a small parcel of land that is required to form part of an adjoining development site, but which is currently leased-out to a commercial third party for a period of 38 years. It will be necessary for the Council to re-acquire all these properties and interests in order to satisfy vacant possession conditions within the PFI contracts.
- 3.8 Negotiations with leaseholders have already started as OBC approval gives the Council certainty of the need to acquire these properties. West North West Homes Leeds has already received three acquisition notices for leaseholder properties on the Carlton Gate site.
- 3.9 It would be the intention to acquire all remaining interests in these sites by negotiation, using a range of routes to acquisition, which could involve direct purchase at market values, housing swap or agreed rehousing of leaseholders back into ALMO accommodation. Although the exact timescales required to make sites available to developers without tenants and residents *in situ* will not be known until the Detailed Solutions stage of procurement, legal advisors recommend a prudent approach be taken by the Council to ensuring that vacant possession can be achieved in a timely manner.
- 3.10 Given the amount of time which needs to be allowed to complete the Compulsory Purchase process and in accordance with good practice, it would be sensible in this case for the Council to initiate formal procedures for seeking a CPO in parallel with such negotiations..
- 3.11 Delegated authority is required of Executive Board for the Director of Environment and Neighbourhoods to instigate the use of CPO powers if necessary, to secure the assembly of sites in Little London.

Beeston Hill & Holbeck

- 3.12 There are 15 development sites identified in Beeston Hill & Holbeck, shown on the PFI area plan at **Appendix 3**. The individual site boundaries are shown at **Appendix 4 (individual maps available on intranet)** though these are subject to minor changes as officers undertake further due diligence on Title and Rights relating to the surrounding land. The intention would be to dispose of these sites to the successful PFI scheme bidder for development to complement the PFI works and regeneration aspirations in the area.
- 3.13 Many of the development sites in Beeston Hill & Holbeck are currently occupied by existing residential properties. The majority of these are in the ownership of the Council and are occupied under Secure Tenancies, as managed by the ALMOs.
- 3.14 Aire Valley Homes Leeds has already declared Holbeck Towers a Clearance Area through its Decency Programme and will commence the process of rehousing 300 tenants from this site in early 2008, following approval under existing delegations by the Director of Environment and Neighbourhoods. However, a further 400 tenants

will require rehousing from other sites in Beeston Hill & Holbeck on a phased basis over the period up and beyond PFI contract start in 2010. A programme for this has been agreed with Aire Valley Homes Leeds.

- 3.15 Following the rehousing of tenants, void stock will be taken out of charge and kept secure prior to hand over to the PFI contractor for demolition once the PFI contract period commences in 2010.
- 3.16 In addition to tenanted properties, across the two areas there are 16 leaseholders who have acquired their homes through 'right to buy' purchases from the Council. It will be necessary for the Council to re-acquire all these properties and any other interests in order to satisfy vacant possession conditions within the PFI contracts.
- 3.17 **Confidential Appendix 5** identifies the remaining leasehold properties to be acquired in both Beeston Hill & Holbeck and Little London. This Appendix is confidential under Access to Information Rule 10.4.3 because publication could prejudice the City Council's commercial interests in advance of negotiations between the Council and private property owners. Negotiations with owners would not be undertaken until approval of the OBC for Beeston Hill and Holbeck and publication of these property details at this stage would therefore be premature. In these circumstances it is considered that the public interest in not disclosing this information outweighs the interests of disclosure.
- 3.18 Although leaseholders in Beeston Hill & Holbeck have been notified of the Council's preferred option for each site, negotiations to acquire have yet to commence. These would start upon OBC approval and confirmation of PFI funding for the scheme.
- 3.19 It would be the intention to acquire all remaining interests in these sites by negotiation, using a range of routes to acquisition, which could involve direct purchase at market values, housing swap or agreed rehousing of leaseholders back into ALMO accommodation. Although the exact timescales required to make sites available without tenants and residents *in situ* will not be known until the Detailed Solutions stage of procurement, legal advisors recommend a prudent approach be taken by the Council to ensuring that vacant possession can be achieved in a timely manner.
- 3.20 Given the amount of time which needs to be allowed to complete the Compulsory Purchase process and in accordance with good practice, it would be sensible in this case for the Council to initiate formal procedures for seeking a CPO in parallel with the commencement of direct negotiations to acquire leasehold properties.
- 3.21 Delegated authority is required to allow officers to enter into negotiations to acquire remaining leasehold interests and for the Director of Environment and Neighbourhoods to instigate the use of CPO powers, if necessary to secure the assembly of sites within the Beeston Hill & Holbeck area, subject to the approval of the Beeston Hill & Holbeck OBC by Government.

Delegation of Powers

- 3.22 The powers under which the Director would act are those set out in Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended). This Section states that a local authority shall, on being authorised by the Secretary of State, have power to acquire compulsorily any land in its area if the Local Authority thinks that the acquisition will facilitate the carrying out of development/redevelopment or improvement on or in relation to the land.

- 3.23 The Director will only be able to exercise such powers if he thinks that the development redevelopment or improvement is likely to contribute to the promotion or improvement of the economic, social or environmental well-being of the area.
- 3.24 The Director will also be required to consider the provisions of Circular 06/2004 and, in particular:
- (a) will need to ensure that the planning framework providing the justification for any order is as detailed as possible in order to demonstrate that there are no planning or other impediments to the implementation of the schemes.
 - (b) Will need to consider whether the schemes are financially viable. A general indication of funding intentions, and of commitments by third parties will usually be sufficient to reassure the Secretary of State that there is a reasonable prospect that the scheme will proceed.
 - (c) That there is a compelling case for the compulsory acquisition of land in the public interest
 - (d) That all Human Rights Act issues are properly addressed.
- 3.25 Should the Executive Board agree to delegate authority to the Director, these issues will be addressed in the Delegation Report to the Director

4.0 LOVELLS MULTI-STORY FLATS

- 4.1 As part of the comprehensive regeneration option for Little London, Executive Board has previously agreed to the sale for refurbishment of the Lovells multi-story flats to create affordable housing for sale. The Executive Board Member for Neighbourhoods & Housing asked for this to be reviewed. Taking into account residents views, demand and market changes Leeds WNW Homes is recommending that the Council applies for Decent Homes funding to enable the blocks to be brought up to the same standard as other ALMO stock included in the decency programme.
- 4.2 This position was agreed by West North West Homes Board on 24th October 2007, and by LCC Housing Panel on **21st December 2007**. A copy of the Board report that details the options analysis is provided at **Appendix 5**.
- 4.3 It should also be noted that whilst approval of this funding by government would enable the flats to meet Decent Homes standards, the refurbishment would not be as comprehensive as that to be undertaken on other properties in the area through the PFI project. In addition, there is no guarantee that the additional decency resources will be provided by DCLG for this purpose. In these circumstances, further options would need to be examined.

5.0 CORPORATE PRIORITIES

- 5.1 The PFI programme has at its core the Council's Mission, as set out in the Corporate Plan 2005-2008, 'to bring the benefits of a prosperous, vibrant and attractive city to all the people of Leeds'. The new housing development will bring former housing land back into productive use, replace unsustainable stock, provide new affordable housing opportunities and create new opportunities for home ownership, thereby helping to diversify the tenure of the areas.
- 5.2 The PFI schemes will contribute to the following of the Council's Strategic Outcomes.
- All neighbourhoods are safe, clean, green and well maintained

- All communities are thriving and harmonious places where people are happy to live

5.3 The programme also strongly connects with the Vision for Leeds objective of 'narrowing the gap between the most disadvantaged people and communities and the rest of the city'. The development of these sites forms a central part of Regeneration Plans for Beeston and Holbeck and the Little London Development Framework.

6.0 RESOURCE IMPLICATIONS

- 6.1 Re-housing of tenants and negotiations to acquire remaining leasehold properties on PFI development sites are currently being undertaken by West North West Homes Leeds in Little London. Rehousing of tenants from the Holbeck Towers site will be undertaken by Aire Valley Homes Leeds. Further rehousing of tenants from other sites in Beeston Hill & Holbeck will be resourced by Aire Valley Homes subject to the approval of the OBC.
- 6.2 The ALMOs will also lead on the acquisition of leasehold properties, with assistance from Environment and Neighbourhoods, drawing on City Development Department resources where formal valuations for negotiation and acquisition are required. Any requirement for CPO proceedings will involve additional input from the Council's Environment and Neighbourhoods, City Development and Chief Executive's Departments.
- 6.3 **Confidential Appendix 7** details the current market valuations for the remaining leasehold interests to be acquired in both Little London and Beeston Hill & Holbeck and **Confidential Appendix 8** details the land valuations based on feasibility work, both independently commissioned. These Appendices are confidential under Access to Information Rule 10.4.3 because publication could prejudice the City Council's commercial interests as they include financial information relating to land and property that if published could influence negotiations between the Council and private property owners and between the Council and PFI project bidders. In these circumstances it is considered that the public interest in not disclosing this commercial information outweighs the interests of disclosure.
- 6.4 Valuations have been obtained from an independent Chartered Surveyor acting as advisor to the project and include the fees and disbursements that can be paid by the Council to the leaseholders in acquiring properties through negotiation. These can be paid on the same basis as if a CPO has been served and are a means of avoiding compulsory action taking its full course, bringing acquisition to a quicker conclusion and recognising the additional costs that would be incurred by the owner in making an agreed sale to the Council.
- 6.5 These valuations represent the estimated cost of securing vacant possession of the development sites. West North West Homes Leeds (at its Board meeting on 24th October 2007) has agreed that it will fund all costs associated with the acquisition of leases, rehousing of occupiers and where required the making of any Compulsory Purchase Orders.
- 6.6 Aire Valley Homes Leeds (at its Board meeting on 28th November 2007) has agreed that it will provide front-funding for all costs associated with the acquisition of leases, re-housing of occupiers and where required the making of any Compulsory Purchase Orders. However, these costs could be partly or wholly refunded by the Council through land receipts from the sale of development sites once other funding priorities of the PFI project have been met. A financial risk assessment is set out in section 9.0 of this report.

- 6.7 **Confidential Appendix 9** sets out the Council's revised affordability position for the project. This Appendix is confidential under Access to Information Rule 10.4.3 because publication could prejudice the City Council's commercial interests as it includes matters relating to the Council's financial position in the Outline Business Case for Beeston Hill & Holbeck, the details of which have yet to be fully agreed. The Council has also commenced competitive dialogue with PFI bidders and publication of this information could therefore influence the procurement process. In these circumstances it is considered that the public interest in not disclosing this commercial information outweighs the interests of disclosure.
- 6.8 CLG has requested that a number of changes be made to the OBC which impacts upon the financial analysis for the scheme that was approved by Executive Board in November 2007. DCLG have also requested that Executive Board are made aware of the financial sensitivities involved in a jointly procured project should Beeston Hill and Holbeck be procured jointly with the Little London project. A confidential appendix, setting out the implications of the request is included within this report.

7.0 CONSULTATION

- 7.1 Both ALMO boards have agreed the clearance of these development sites, at the Aire Valley Homes Board meeting 28th November 2007 and at the West North West Homes Board Meeting on 25th May 2006 and 28th June 2006. The MP for Central Leeds, Ward Members, all tenants and owners within these sites have been informed of the regeneration proposals and their implications and all occupiers of development sites have been notified in writing of the decision to undertake clearance. In Beeston Hill & Holbeck, occupiers have been notified of the Council's preferred option for the development sites and that any future rehousing and clearance will be subject to the approval by Government of the OBC.
- 7.2 In Little London, ALMO officers have visited all of the tenants and owners in demolition areas to discuss the implications of this decision and terms for either purchasing properties in private ownership or relocating tenants in Council owned properties. This process would start in Beeston Hill & Holbeck in early 2008 subject to the approval of the OBC.
- 7.3 The scope of the PFI project has been agreed through its Project Board and is set out in OBCs for both areas. The Little London OBC has been approved by government and the Beeston Hill & Holbeck OBC is currently being assessed.
- 7.4 The proposals for rehousing of tenants and for acquisition of properties on these sites have therefore been brought forward following comprehensive and robust consultation with all stakeholders.

8.0 LEGAL IMPLICATIONS

- 8.1 Compulsory Purchase Order proceedings to acquire remaining leasehold properties within the sites identified in Little London and Beeston Hill & Holbeck would be provided under the provisions of Section 226(1) (a) of the Town and Country Planning Act 1990, as amended by S.99 of the Planning and Compulsory Purchase Act 2004.
- 8.2 In considering Compulsory Purchase action, regard must be had to the Human Rights Act 1998, including Article 8 (respect for private family life and home). The recommended decision strikes a clear balance between the public interests of progressing the development of these sites and the interference with private rights, which will arise if a Compulsory Purchase Order(s) is progressed and confirmed.

Compensation would be payable to those persons affected, and the provisions of the Acts are considered to be compatible with the Human Rights Act.

9.0 RISK ASSESSMENT

- 9.1 The consequences of not commencing negotiations to acquire properties in Beeston Hill & Holbeck or of promoting CPO(s) in both this area and Little London would be that the land required to enable coherent and cohesive regeneration may not be assembled, and the development of the sites will not be progressed. Should the Council be unable to deliver vacant possession as agreed, there would be a PFI-contractual default and cost implications for the Council, as development sites have been identified alongside the PFI investment required in the OBCs for both projects.
- 9.2 Aire Valley Homes and West North West Homes will undertake the acquisition of all leasehold properties. However, it is the Council who are the acquiring Authority, and it is the Council who will be responsible for the payment of compensation claims, which can be submitted up to 6 years after the date of entry through the use of CPO powers.
- 9.3 In the event of a CPO for any property being the subject of objections and progressing to a Public Inquiry, the Council has built into its re-housing programme sufficient time to enable this to proceed without impact on the availability of sites through the PFI contract. The costs of any Inquiry would be met by the ALMO respective to each site.
- 9.4 Planning permission has not yet been obtained for any of the development sites. However, the principles of the new development proposed on each site have been established through both formal and informal planning guidance and Planning Officers have confirmed this in initial discussions. The Council will seek Outline Planning permissions to provide a basis for any required CPO action.
- 9.5 Site valuations that have been done on the basis of feasibility work in Beeston Hill & Holbeck and these indicate positive gross land values can be achieved on these sites. However, the eventual net return to the Council for their disposal will be subject to a number of deductions related to 'abnormal' costs such as commuted sums arising from s106 legal agreements associated with planning permission and site remediation costs. The actual net land value returns will not therefore be known until further detailed design and planning work is undertaken and procurement of the PFI project is substantially completed. This presents a risk to the Council's should the Council not achieve its agreed capital contribution to the PFI scheme through the land value receipts. The Council therefore needs to commit to underwrite the required capital contribution for the Beeston Hill & Holbeck project. Details and a recommendation are included in confidential Appendix 9.

10.0 RECOMMENDATIONS

- 10.1 The Executive Board is recommended to:
- 10.2 In respect of the properties at **Little London**;
- a) delegate authority to the Director of Environment and Neighbourhoods to authorise the making of a Compulsory Purchase Order in respect of such properties and interests as may be required subject to the Director being satisfied that the requirements of Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) and the provisions of Circular 06/2004 are complied with.

- b) To authorise officers to take all necessary steps to secure the making, confirmation and implementation of the Compulsory Purchase Order including:
- (i) the publication and service of all notices and the presentation of the Council's case at any Public Inquiry
 - (ii) approving the acquisition of interest in land within the Compulsory Purchase Order either by agreement or by way of compulsory powers
 - (iii) approving agreements with landowners setting out the terms for the withdrawal of objections to the Order including, where appropriate, seeking exclusion of land from the Order and/or making arrangements for the relocation of occupiers
 - (iv) such other agreements including Indemnity and Development Agreements as may be necessary to promote the Scheme.

10.3 In respect of the properties at **Beeston Hill and Holbeck**:

- a) note the development sites included in the PFI scheme and authorise the Director of City Development to enter into such negotiations as are required to acquire properties and interests within the area on such terms as she thinks appropriate in order to facilitate the Scheme, subject to the approval by government of the PFI Outline Business Case for Beeston Hill and Holbeck.
- b) delegate authority to the Director of Environment and Neighbourhoods to authorise the making of a Compulsory Purchase Order in respect of such properties as may be required subject to the Director being satisfied that the requirements of Section 229(1)(a) of the Town and Country Planning Act 1990 (as amended) and Circular 06/2004 are complied with
- c) authorise officers to take all necessary steps to secure the making, confirmation and implementation of the Compulsory Purchase Order including
 - (i) the publication and service of all notices and the presentation of the Council's case at any Public Inquiry
 - (ii) approving the acquisition of interest in land within the Compulsory Purchase Order either by agreement or by way of compulsory powers
 - (iii) approving agreements with landowners setting out terms for the withdrawal of objections to the Order including, where appropriate, seeking exclusion of land from the Order and/or making arrangements for the relocation of occupiers
 - (iv) such other agreements including Indemnity and Development Agreements as may be necessary to promote the Scheme

10.4 Authorise the Director of Environment and Neighbourhoods, in consultation with the Assistant Chief Executive (Corporate Governance), to make minor changes to the development site boundaries in both Beeston Hill & Holbeck and Little London where required as a result of further due diligence.

- 10.5 Authorise the Director of Environment and Neighbourhoods to make an application to government for Decent Homes funding for refurbishment of the Lovells multi-storey flats.
- 10.6 To consider recommendations included in section 5.0 of confidential appendix 9.

**APPENDIX 1:
LITTLE LONDON PFI SITES PLAN OVERVIEW**

**APPENDIX 2:
BEESTON HILL AND HOLBECK PFI SITES PLAN OVERVIEW**

**APPENDIX 3:
LITTLE LONDON SITE BOUNDARIES (available on intranet)**

**APPENDIX 4:
BEESTON HILL AND HOLBECK SITE BOUNDARIES**

**APPENDIX 5:
WEST NORTH WEST HOMES BOARD REPORT**

**CONFIDENTIAL APPENDIX 6:
DETAILS OF LEASEHOLD PROPERTIES TO BE ACQUIRED**

**CONFIDENTIAL APPENDIX 7:
OPEN MARKET VALUATIONS OF REMAINING LEASEHOLD INTERESTS**

**CONFIDENTIAL APPENDIX 8:
OPEN MARKET VALUATIONS OF DEVELOPMENT SITES**

**CONFIDENTIAL APPENDIX 9:
BEESTON HILL & HOLBECK AND LITTLE LONDON REVISED AFFORDABILITY POSITION**

**CONFIDENTIAL ANNEX 1 TO APPENDIX 9
BEESTON HILL & HOLBECK – AFFORDABILITY OVER THE LIFE OF THE PROJECT**