



Not for Publication: APPENDIX 1 Exempt / Confidential – Access to information procedure rules 10.4(3)

REPORT OF: Director for Neighbourhoods and Housing

REPORT TO: Executive Board

DATE: 20th September 2006

SUBJECT: EASEL Regeneration Project Update

<p>Electoral Wards Affected: City and Hunslet Killingbeck & Seacroft Burmantofts & Richmond Hill Gipton & Harehills Temple Newsam</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input checked="" type="checkbox"/></p>
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Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

1.0 Purpose of report

1.1 The purpose of this report is to inform Executive Board of the delegated decision taken by the Director for Housing and Neighbourhoods with the support of the EASEL Regeneration Project Board.

2.0 Background

2.1 Bellway PLC accepted the requirements of the Councils Preferred Bidder letter on 20th January 2006 and a period of negotiation and clarification on key matters has been underway since that date.

2.2 Initially negotiations concentrated on resolving the commercial issues relating to the Phase 1 sites, and these were subject to a report to Executive Board on 5th July.

2.3 Executive Board agreed the officer recommendations relating to the Phase 1 sites and to bring a further report on progress on the negotiations on the Joint Venture arrangements to September Executive Board.

2.4 The decision has been taken with advice from the Director of Legal and Democratic Services, and the Council's external legal advisers for the project procurement. The decision is a significant operational decision, not subject to call in, but given the scale of the proposed regeneration scheme, is being reported to Executive Board as per the Executive Board resolution on 5th July 2006

3.0 Summary of Position

3.1 The public interest in maintaining the confidentiality of the details of this report outweighs the public interest in disclosing the information. The Council have a duty in terms of commercially confidential information entered into with the Preferred Bidder. This would be adversely affected by disclosure of this information. This disclosure of commercially sensitive information could also jeopardise the Council successfully concluding the procurement process.

3.2 Following conclusion of the Exclusive Negotiation period with Bellway PLC on 1st September 2006, the EASEL Regeneration Project Board met on the 4th September 2006 to consider the submissions.

3.3 A discussion of the issues and the detail of the decision are contained in the confidential part of this report.

4.0 Recommendations

4.1 Members are referred to the recommendations contained in the confidential appendix.