

Appendix 1

Leeds City Councils PPP/PFI Projects/Programmes

CURRENT CITY COUNCIL PROJECTS	INFORMATION	CURRENT STAGE	CAPITAL INVESTMENT £M
CLOSED PROJECTS			
Cardinal Heenan High School PFI Project	<ul style="list-style-type: none"> • Contract signed in 1999 it was a 'pathfinder' project in the Education sector. • The new school was opened in August 2000 and the project was refinanced in 2003. • The project provides a new build school for 900 children and young people. • The provisions within the Project Agreement allow Cardinal Heenan School Services Limited (CHSS) (the SPV), on the fifth anniversary of service commencement, to undertake a benchmarking of certain soft services provided by the sub-contractor – Jarvis Accommodation Services Ltd. • The benchmarking process is progressing with the intention to market test the services provided by Jarvis Accommodation Services Ltd 	Operational	£9m
Leeds 7 Schools PFI Project	<ul style="list-style-type: none"> • Contract signed in October 2001. • Service commencement was achieved for the five primaries in September 2002 and for the two secondary schools in August 2003. • This project provides seven new build schools for 4,700 children and young people. • A joint review of the commissioning of the facilities has been completed and is being implemented in accordance with a programme agreed by all parties. • Carillion Integrated Solutions acquired Mowlem Project Services in February 2006 and have undertaken to complete their responsibilities. Carillion have confirmed that they have sold their 50% share of the equity in ESCo to Infrastructure Investors Ltd, and completion documents were exchanged on Friday 6th October. Benchmarking of soft services is due to commence shortly. 	Operational	£38m
Leeds Primary Schools PFI Project	<ul style="list-style-type: none"> • Contract signed in April 2004. • Service commencement was achieved in March and September 2005. • This project provides ten new build schools for over 3,800 young children in Leeds. 	Operational	£36m

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<p>Leeds Combined Secondary Schools PFI Project Our children and young people are healthy, safe and successful.</p>	<ul style="list-style-type: none"> Contract signed in April 2005. Phase One, the first four schools, achieved handover in September 2006, and Phase Two, the final two schools achieved handover in September 2007. This project has provided five secondary schools and one primary school, including a children's centre, for over 5,700 children and young people in Leeds and the achievement of this programme of investment has required significant support from both Education Leeds and the Council. 	Operational	£97m
CONSTRUCTION			
<p>Swarcliffe Social Housing PFI Project All communities are thriving and harmonious places where people are happy to live.</p>	<ul style="list-style-type: none"> Contract signed in March 2005. Operation and construction commenced June 2005. The project will provide good quality housing in the Swarcliffe area of Leeds for the tenants of approximately 1,600 Council dwellings and estate regeneration including remodelling the road network, new play areas and over 400 new homes for sale and rent. 	Construction and Operation	£113m
<p>Street Lighting PFI Project All Neighbourhoods are safe, clean green and well maintained.</p>	<ul style="list-style-type: none"> Contract signed on 31st March 2006 with service commencement as programmed in July 2006. This project is to replace and maintain the street lighting across the whole of the Leeds Metropolitan District. Within the first five years of the contract, 80% of the existing street lighting will be replaced. To date approximately 10,000 columns have been replaced with a total of 16,000 to be completed by the end of this calendar year. 	Construction and Operation	£106m
<p>Building Schools for the Future PFI Programme (Phase 1) Our children and young people are healthy, safe and successful.</p>	<ul style="list-style-type: none"> Contract signed 03rd April 2007. Wave 1 of the Leeds BSF Programme involved the creation of a Local Education Partnership Company (LEP) which will then take responsibility for the re-building or remodelling of 14 Secondary Schools, to be procured in three phases. 5 of the schools in Wave 1 are planned to be operational from September 2008, and support this objective enabling and early works agreement were entered into at the start of construction. The implications of this programme of construction will require significant support from both Education Leeds and the Council, along with the Local Education Partnership and the supply chain, as this represents the largest phase of investment in education the Council are likely to undertake. 	Construction	£133m

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IN PROCUREMENT			
<p>Independent Living PFI Project At each stage of life, people are able to live healthy, fulfilling lives.</p>	<ul style="list-style-type: none"> • The DCLG and the Department for Health approved the Outline Business Case in November 2005, and procurement commenced in January 2006. • Executive Board approved in August 2007 the expansion of the scope of the Independent Living Project to take in the Children's Services Project. It is a requirement of the credit allocation that this project be delivered as part of an existing PFI Project. • Optimum bids were received from Bidders in June and negotiations have been ongoing over the summer, final submissions have now been made and are currently being evaluated. • A preferred Bidder will be selected during October, with financial close planned for March 2008. • Construction will take place over 3 years starting in July 2008. 	Procurement	£47m
<p>Joint Service Centres PFI Project At each stage of life, people are able to live healthy, fulfilling lives.</p>	<ul style="list-style-type: none"> • The Department Communities Local Government (DCLG) has approved the OBC. • The project is be provided by the Leeds LIFT company in partnership with the PCT who will take space in the accommodation to be constructed at Chapletown and Harehills. A further Joint Service Centre will be constructed at Kirkstall as a later project phase. • The centres will provide facilities primarily for face-to face services, including services provided by the local authority, primary care trusts, the police and other partners. • A report to Executive Board seeking approval to the allocation of credits and the Council's contributions to first 2 centres is planned for November 2007. 	Procurement	£15m
<p>New Leaf Leisure Centres PFI Project At each stage of life, people are able to live healthy, fulfilling lives</p>	<ul style="list-style-type: none"> • The Department of Culture, Media and Sport approved the Council's Expression of interest. • The OBC for this project was endorsed by DCMS and PRG on 19th June 2007 • The Council has entered into the New Project Procedure the first stage of the procurement process for the project through the Local Education Partnership (LEP) procured and established as part of BSF Phase 1. • The project will provide two leisure centres at Morley and Armley to replace existing centres. • A proposal has been submitted to DCMS for a potential third replacement leisure centre at Holt Park should additional PFI Credits become available. 	Procurement	£22 m

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Pre PROCUREMENT			
<p>Little London Social Housing PFI Project All communities are thriving and harmonious places where people are happy to live.</p>	<ul style="list-style-type: none"> • The OBC was approved by PRG on 21st November 2006, subject to the Council carrying out a structural survey of the retained tower blocks in the scheme. The outcome of the survey will be known by mid-November 2007 and inform the final draft Output Specification. • The OJEU notice was published in late July 2007 and PQQ submissions are about to be evaluated. • The project will provide good quality social housing for approximately 1,047 Council tenants and be complemented by a range of separate development opportunities to promote mixed tenure and the redevelopment of the central shopping and community facilities together with environmental improvements to support the regeneration of the area. 	OBC Approved	£69m
<p>Building Schools for the Future PFI Programme (Phase 2 & 3) Our children and young people are healthy, safe and successful.</p>	<ul style="list-style-type: none"> • The OBC for Phase 2 &3 of Wave One were approved at Executive Board in August, whilst the council, Education Leeds, and the schools, continue to work with E4L under the New Projects Procedure provided by the Local Education Partnership. Approval of the OBC by Partnerships for Schools is now anticipated in October 2007. • The Phase 2 schools are programmed to be operational from September 2009, with the Phase 3 schools in September 2010. • A report to Executive Board on proposals to establish an academy at Intake, one of the phase 3 schools, is anticipated to be presented this month. Such a decision, and any additional funding would necessitate amendments to the phase 3 submission, however this is not anticipated to effect the programme for the delivery of the school. 	OBC Stage	£129m

POTENTIAL CITY COUNCIL PROJECTS	CURRENT SITUATION	CURRENT STAGE	CAPITAL INVESTMENT £M
FEASIBILITY			
<p>Beeston Hill and Holbeck All communities are thriving harmonious places where people are happy to live.</p>	<ul style="list-style-type: none"> • An Expression of Interest was submitted to the Department Communities Local Government (DCLG) by the Council in March 2006 seeking approval to a project to refurbish 579 existing homes and provide 200 new homes for rent. A number of additional development opportunities would also be made available separately to support the regeneration of the area. • CLG announced in December 2006 that the project would be placed on a reserve list for the fifth round of PFI projects and get first call on credits when these became available. It is anticipated that Executive Board approval to submit the OBC and confirm the affordability position will be sought in November 2007. • CLG recently confirmed that the project should be OJEU'd as part of a joint procurement with the Little London project in advance of PRG approval. Expressions of Interest have been received for both schemes and the PQQ submissions for both projects are being evaluated. • The Council is now developing its Outline Business Case with a view to submitting this for approval by Executive Board in November 2007 and subject to PRG approval in January 2008, both projects should be procured, and delivered together by August 2009. 	EOI Approved	£65m
<p>Integrated Waste Management All neighbourhoods are safe, clean green and well maintained.</p>	<ul style="list-style-type: none"> • A report to Executive Board on the proposed residual Waste solution and the OBC for the PFI credits being sought, and the proposed Council contribution is anticipated to be presented this month. • Subject to approval by PRG early next year, procurement is anticipated to commence in the summer of 2008. 	OBC stage	£130m

POTENTIAL CITY COUNCIL PROJECTS	CURRENT SITUATION	CURRENT STAGE	CAPITAL INVESTMENT £M
OUTSTANDING SUBMISSIONS			
Highways Maintenance	<ul style="list-style-type: none"> An EoI for funding from the DfT to deliver a sustainable solution to the city's principal highways network was submitted in September 2006. A decision on the outcome of the bidding round is anticipated following the outcome of the comprehensive spending review in 2007. 	EoI submitted	£250m
BSF Wave 2	<ul style="list-style-type: none"> The council's bid to the DfES for funding to tackle the remaining 14 high schools in the city has been accepted, however investment is currently programmed for 2017. Officers of Education Leeds and Leeds City Council is continued to lobby for this to be advanced. 	Bid approved	£300m
Projects Operational			£532m
Projects in procurement or under development			£477m
Projects outstanding			£550m
Potential total investment			£1559m