

## Appendix 1

### Leeds City Councils PPP/PFI Projects/Programmes

CURRENT CITY COUNCIL PROJECTS	INFORMATION	CURRENT STAGE	CAPITAL INVESTMENT £M
<b>CLOSED PROJECTS</b>			
<b>Cardinal Heenan High School PFI Project</b>	<ul style="list-style-type: none"> <li>• Contract signed in 1999 it was a 'pathfinder' project in the Education sector.</li> <li>• The new school was opened in August 2000 and the project was refinanced in 2003.</li> <li>• The project provides a new build school for 900 children and young people.</li> <li>• 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.</li> <li>• The benchmarking process is progressing with the intention to market test the services provided by Jarvis Accommodation Services Ltd</li> </ul>	Operational	£9m
<b>Leeds 7 Schools PFI Project</b>	<ul style="list-style-type: none"> <li>• Contract signed in October 2001.</li> <li>• Service commencement was achieved for the five primaries in September 2002 and for the two secondary schools in August 2003.</li> <li>• This project provides seven new build schools for 4,700 children and young people.</li> <li>• 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.</li> <li>• Dialogue continues in relation to the Benchmarking report submitted in December 2007.</li> </ul>	Operational	£38m
<b>Leeds Primary Schools PFI Project</b>	<ul style="list-style-type: none"> <li>• Contract signed in April 2004.</li> <li>• Service commencement was achieved in March and September 2005.</li> <li>• This project provides ten new build schools for over 3,800 young children in Leeds.</li> </ul>	Operational	£36m
<b>Leeds Combined Secondary Schools PFI Project</b> Our children and young people are healthy, safe and successful.	<ul style="list-style-type: none"> <li>• Contract signed in April 2005.</li> <li>• Phase One, the first four schools, achieved handover in September 2006, and Phase Two, the final two schools achieved handover in September 2007.</li> <li>• 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</li> </ul>	Operational	£97m

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	<p>support from both Education Leeds and the Council.</p> <ul style="list-style-type: none"> <li>The project has been shortlisted under the category 'Best Operational Schools Project' at the international 2008 PPF Awards, to be announced in April 2008.</li> </ul>		

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<b>CONSTRUCTION</b>			
<p><b>Swarcliffe Social Housing PFI Project</b> All communities are thriving and harmonious places where people are happy to live.</p>	<ul style="list-style-type: none"> <li>• Contract signed in March 2005.</li> <li>• Operation and construction commenced June 2005 with a 5 year work programme for implementation.</li> <li>• 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.</li> <li>• To date some 678 homes out of a contracted total of 1555 have been refurbished.</li> </ul>	Construction and Operation	£113m
<p><b>Street Lighting PFI Project</b> All Neighbourhoods are safe, clean green and well maintained.</p>	<ul style="list-style-type: none"> <li>• Contract signed on 31st March 2006 with service commencement as programmed in July 2006 with a 5 year programme.</li> <li>• 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 17,000 columns have been replaced with a further 63,000 scheduled to be completed by July 2011.</li> <li>• A SLA contract has been entered into by LCC with Streetbroadcast Ltd which should generate additional third party income for the Council, subject to statutory approval.</li> </ul>	Construction and Operation	£106m
<p><b>Building Schools for the Future PFI Programme (Phase 1)</b> Our children and young people are healthy, safe and successful.</p>	<ul style="list-style-type: none"> <li>• Contract signed 03<sup>rd</sup> April 2007 with an expected partnership of 10 to 15 years.</li> <li>• 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.</li> <li>• All 5 of the schools in Wave 1 are planned to be operational from September 2008, and all are progressing on site.</li> <li>• 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.</li> <li>• All parties are working towards the successful roll out of this programme and recently have relocated to form one operational group to improve communication, efficiency and effectiveness.</li> </ul>	Construction	£133m

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<b>IN PROCUREMENT</b>			
<p><b>Independent Living PFI Project</b> At each stage of life, people are able to live healthy, fulfilling lives.</p>	<ul style="list-style-type: none"> <li>• The DCLG and the Department for Health approved the Outline Business Case in November 2005, and procurement commenced in January 2006.</li> <li>• Executive Board approved in August 2007 the expansion of the scope of the Independent Living Project to take in the Children's Services Project and in January &amp; February 2008, approved the FBC for both elements.</li> <li>• The preferred Bidder, LiLAC was selected during October 2007, with financial close now reprogrammed for April due to resourcing issues with the consortium.</li> <li>• Construction will take place over 3 years starting in June 2008.</li> </ul>	Procurement	£47m
<p><b>Joint Service Centres PFI Project</b> At each stage of life, people are able to live healthy, fulfilling lives.</p>	<ul style="list-style-type: none"> <li>• Two Joint Service Centres (at Chapeltown and Harehills) will provide facilities, primarily for face-to face services, including services provided by the City Council and Primary Care Trust. A further Joint Service Centre is planned at Kirkstall as a later project phase subject to the successful resolution of site issues.</li> <li>• The Joint Service Centres are to be procured via the Leeds Local Improvement Finance Trust (LIFT) in which Leeds City Council are a strategic partner with the Leeds Primary Care Trust (PCT). A Stage 1 offer (under the LIFT new projects procedure) representing a guaranteed maximum price for the Chapeltown and Harehills centres has been received from Leeds LIFT Limited.</li> <li>• Executive Board approval to accept the stage 1 offer from Liftco was agreed in March 2008. If Stage 2 is approved in December 2008, the centres are scheduled to open in 2010.</li> </ul>	Procurement	£15m
<p><b>New Leaf Leisure Centres PFI Project</b> At each stage of life, people are able to live healthy, fulfilling lives</p>	<ul style="list-style-type: none"> <li>• The Department of Culture, Media and Sport approved the Council's Expression of interest.</li> <li>• The OBC for this project was endorsed by DCMS and PRG on 19<sup>th</sup> June 2007</li> <li>• 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.</li> <li>• The project will provide two leisure centres at Morley and Armley to replace existing centres.</li> </ul>	Procurement	£22m
<p><b>Little London Social Housing PFI Project</b></p>	<ul style="list-style-type: none"> <li>• The OBC was approved by PRG on 21st November 2006 with Commercial Close programmed for November 2009.</li> </ul>	OBC Approved	£69m

<p>All communities are thriving and harmonious places where people are happy to live.</p>	<ul style="list-style-type: none"> <li>• The Council's structural surveys of the retained tower blocks in the scheme were completed at the end of February 2008. The results of these surveys should be forthcoming in April 2008.</li> <li>• The OJEU notice was published in late July 2007 and ISOS submissions were received from bidders in February 2008 and are being evaluated.</li> <li>• 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.</li> </ul>		
<p><b>Building Schools for the Future PFI Programme (Phase 2 &amp; 3)</b> Our children and young people are healthy, safe and successful.</p>	<ul style="list-style-type: none"> <li>• The OBC's for Phases 2 &amp; 3 of Wave One were approved at Executive Board in August 2007, 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 was received in February 2008. The FBC for Inner West Leeds was approved by Executive Board on 23 January 2008 and the contract close on 13<sup>th</sup> March 2008. The Phase 2 schools are programmed to be operational from September 2009.</li> <li>• Negotiations on the Phase 3 schools have commenced, with contract close programmed for 22/05/2009. The Phase 3 schools are programmed to be operational from September 2010.</li> <li>• A report to Executive Board on proposals to establish an academy at Intake, was approved in January 2008. The development of proposals for Intake are awaiting clarification on the sponsor and funding.</li> </ul>	OBC Stage	£129m

POTENTIAL CITY COUNCIL PROJECTS	CURRENT SITUATION	CURRENT STAGE	CAPITAL INVESTMENT £M
<b>PRE-PROCUREMENT</b>			
<b>Beeston Hill and Holbeck</b> All communities are thriving harmonious places where people are happy to live.	<ul style="list-style-type: none"> <li>• The OBC was approved by Executive Board in November 2007 and received ministerial approval from CLG in February 2008. PRG approval has been received following a review meeting in March 2008.</li> <li>• It is proposed to join this project to that of Little London resulting in a quicker and more efficient outcome for both projects with Commercial Close for both programmed for November 2009.</li> </ul>	OBC stage	£65m
<b>Integrated Waste Management</b> All neighbourhoods are safe, clean green and well maintained.	<ul style="list-style-type: none"> <li>• The Residual Waste Project was reviewed by PRG at a meeting in March 2008.</li> <li>• The release of the OJEU commencing procurement is scheduled for July 2008.</li> <li>• The project will return to the Executive Board in July 2008 requesting the approval of the project evaluation methodology.</li> </ul>	OBC stage	£130m



POTENTIAL CITY COUNCIL PROJECTS	CURRENT SITUATION	CURRENT STAGE	CAPITAL INVESTMENT £M
<b>OUTSTANDING SUBMISSIONS</b>			
<b>BSF Wave 2</b>	<ul style="list-style-type: none"> <li>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 continue to lobby for this to be advanced.</li> </ul>	Bid approved	£300m
	<b>Projects Operational</b>		<b>£532m</b>
	<b>Projects in procurement or under development</b>		<b>£499m</b>
	<b>Projects outstanding</b>		<b>£300m</b>
	<b>Potential total investment</b>		<b>£1331m</b>