

Appendix 1

Leeds City Councils PPP/PFI Projects/Programmes

PROJECTS	INFORMATION	CURRENT STAGE	CAPITAL INVESTMENT £M
SIGNED 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. • Dialogue continues in relation to the Benchmarking report submitted in December 2007. 	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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Leeds Combined Secondary Schools PFI Project	<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. • The project was shortlisted and was runner up under the category 'Best Operational Schools Project' at the international 2008 PPF Awards in April 2008. • All Highways and Authorities works have been completed. • All Phase 1 and 2 sites have now been demolished, cleared and handed back to the Council for disposal. 	Operational	£97m
Independent Living PFI Project	<ul style="list-style-type: none"> • CLG 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 and in January & February 2008, approved the FBC for both elements. • The preferred Bidder, LiLAC was selected during October 2007, with financial close now reprogrammed for April due to resourcing issues with the consortium. • Construction will take place over 3 years starting in June 2008. • On the 9th June 2008 the project reached Financial Close. There are few projects where the benefits to 341 vulnerable members of society are so clear and obvious. • The Independent Living Project received a 4Ps Excellence Award for Customer Services (PPPs which have provided services or facilities which have significantly improved customer service and satisfaction levels) in June 2008. 	Construction	£47m

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New Leaf Leisure Centres PFI Project	<ul style="list-style-type: none"> • The Department of Culture, Media and Sport approved the Council's Expression of interest (EOI). • 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 Final Business Case (FBC) was approved by Executive Board in July 2008. • The project reached Financial Close On 09 August 2008. • The project will provide two upgraded leisure centres at Morley and Armley to replace existing centres to be operational by March 2010. 	Construction	£22m

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CONSTRUCTION			
Swarcliffe Social Housing PFI Project	<ul style="list-style-type: none"> • Contract signed in March 2005. • Operation and construction commenced June 2005 with a 5 year work programme for implementation. • 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. • To date (month 39 of 60) the contractor reports a total of 891 out of a contracted total of 1555 have been refurbished with the remainder to be completed by July 2010. 	Year Four Construction & Operational	£113m
Street Lighting PFI Project	<ul style="list-style-type: none"> • Contract signed on 31st March 2006 with service commencement as programmed in July 2006 with a 5 year programme. • 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 23,500 columns have been replaced with a further 56,500 scheduled to be completed by July 2011. • A contract has been entered into by Leeds City Council with Streetbroadcast Ltd which should generate additional third party income for the Council, subject to statutory approval. • The next milestone of 33,277 columns to be certified as removed by 3rd January 2009 represents a further acceleration of the CIP (9,756 columns over 6 months compared to 7,324 over the previous milestone period). 	Year Three Construction & Operational	£106m

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Building Schools for the Future PFI Programme (Phase 1)	<ul style="list-style-type: none"> • Contract signed 3rd April 2007 with an expected partnership of 10 to 15 years. • 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, (6 schools through PFI and 9 schools through traditional design and build) to be procured in three phases. • All 5 of the schools in Phase 1 are operational from September 2009 though further works remain still on site. • The implications of this programme of construction have required 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. • 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. • It was agreed that at the May PPP/PFI Project Co-ordination Board meeting that BSF Phase 1 should progress to Gateway Review 4 'Readiness for Service' in October 2008. 	Construction and Operational	£145m

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IN PROCUREMENT			
Joint Service Centres PFI Project	<ul style="list-style-type: none"> 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 and other partners. A further Joint Service Centre is planned at Kirkstall as a later project phase subject to the successful resolution of site issues. The Joint Service Centres are to be procured via Community Ventures (formerly Leeds Lift Limited) in which Leeds City Council are a strategic partner with the Leeds Primary Care Trust (PCT). A Stage 1 offer (under the new projects procedure) representing a guaranteed maximum price for the Chapeltown and Harehills centres has been received from Community Venture. Executive Board approval to accept the stage 1 offer from Liftco was agreed in March 2008. Stage 2 approval is programmed for February 2009 and the centres are scheduled to open in April (Harehills) and July (Chapeltown) 2010. 	Procurement	£15m
Little London Social Housing PFI Project And the Beeston Hill & Holbeck Project	<ul style="list-style-type: none"> The Council received approval to support the Council's joint procurement of both Little London and Beeston Hill & Holbeck projects under the same OJEU notice and procurement commenced in 2007. The OJEU notice was published in late July 2007 and ISOS submissions were received from bidders in February 2008 and are being evaluated. Commercial Close for both projects is programmed for November 2009. <p><i>Little London</i></p> <ul style="list-style-type: none"> The OBC was approved by PRG on 21st November 2006 with Commercial Close programmed for November 2009. 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. <p><i>Beeston Hill & Holbeck</i></p> <ul style="list-style-type: none"> The OBC was approved by Executive Board in November 2007 and received ministerial approval from CLG in February 2008. PRG approval has been 	Procurement	£134m

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	<p>received following a review meeting in March 2008.</p> <ul style="list-style-type: none"> The project will provide good quality housing for approximately 779 council houses and to support the regeneration of the area. 		
Building Schools for the Future PFI Programme (Phase 2)	<ul style="list-style-type: none"> The OBC for Phases 2 of the BSF Wave One programme was 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 Swallow Hill was approved by Executive Board on 23 January 2008 and the contract close on 13th March 2008. The 4 Phase 2 schools are programmed to be operational from September 2009. Priesthorpe and Crawshaw will be subject to a Gateway Review 3 'Investment Decision' in October 2008 in conjunction with Gateway 4 on BSF Phase 1. 	Procurement and Construction	£77m
Integrated Waste Management	<ul style="list-style-type: none"> The Residual Waste Project was reviewed by PRG at a meeting in March 2008. The release of the OJEU commencing procurement is scheduled for July 2008. The project will return to the Executive Board in July 2008 requesting the approval of the project evaluation methodology. Full Service Commencement is programme for April 2014. It was agreed that at the May PPP/PFI Project Co-ordination Board meeting that the Residual Waste Project should progress to Gateway Review 2 'Procurement Strategy' in September 2008. The strategy includes targets for achieving recycling levels in excess of 50% of household waste by 2020. The strategy sets out to reduce waste generation, reuse waste, increase recycling, recover value from non-recycled waste and significantly reduce the amount of waste going to landfill, with an aspiration to send zero waste to landfill. 	Procurement	£130m

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PRE-PROCUREMENT			
Building Schools for the Future PFI Programme (Phase 3&4).	<ul style="list-style-type: none"> • The OBC's for Phases 3 & 4 of the Wave One BSF Programme 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. • Negotiations on the Phase 3 schools have commenced, with contract close programmed for May 2009. • The 3 Phase 3 schools are programmed to be operational from September 2010. • A report to Executive Board on proposals to establish an academy at Intake (Phase 4) was approved in January 2008. The development of the proposal for Intake is awaiting clarification on the sponsor and funding and is programmed to be operational by September 2011. 	Procurement	£55m

POTENTIAL PROJECTS	CURRENT SITUATION	CURRENT STAGE	CAPITAL INVESTMENT £M
Well Being Centre: Holt Park	<ul style="list-style-type: none"> In May 2008 the EOI was submitted by the Council and Primary Care Trust to the Department of Health. Full Service Commencement is programmed in September 2012. The proposal involves the construction of a Well Being Centre combining Adult Social Care, leisure facilities, community space and health facilities to replace the Holt Park Leisure and Health Centres. 	Expression of Interest	£20m
BSF Wave 13	<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 continue to lobby for this to be advanced. 	Bid approved	£300m
West Yorkshire Police	<ul style="list-style-type: none"> The West Yorkshire Police have now applied to the Home Office for funding under the Private Finance Initiative, as a procurement option for their current capital building programme. The submission of the Expression of Interest was developed by officers of the PPPU, which has now been approved by the Home Office. As a result, the West Yorkshire Police are proposing to commission the PPPU to manage the preparation of an Outline Business Case and provide support through the procurement stages of the project. The PPPU propose to resource this project without any impact on other projects and programmes of work for the council. 	Expression of Interest	TBC
		Projects Operational (Closed or in Construction)	£613m
		Projects in Procurement	£356m
		Projects in Pre Procurement	£55m
		Potential Projects	£320m
		Potential total investment (Excluding West Yorkshire Police)	£1344m