

Appendix 1

Leeds City Councils PPP/PFI Projects/Programmes March 2009

PROJECTS	INFORMATION	CURRENT STAGE	CAPITAL INVESTMENT £M
OPERATIONAL 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 and the services provided by Jarvis Accommodation Services Ltd have been market tested. 	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. • The benchmarking process is now complete and has been approved by the Education PFI Project Board. 	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. • The benchmarking process is due to commence in 2010. • The first annual update report has been presented to the PPP / PFI projects Coordination Board. 	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. • 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. • Deed of Variation agreed with Lilac on 24th October 2008 to build new accommodation to provide a new Children's Respite Service. • Construction of the Children's Service building called Rainbow House commenced on 8th December 2008. Service commencement is due to start in January 2010. • The first service commencement for the ILP project is programmed for late March 2009. 	Construction	£51m

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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) August 2005. • The OBC for this project was endorsed by DCMS and PRG on 19th June 2007 • The Council procured the project through the 2 stage new project procedure process established under the Phase 1 Building Schools for the Future project and delivered in partnership with the Local Education Partnership. • 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 remain on programme to be operational in 2010. 	Construction	£22m

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IN 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 construction programme. • 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 46 of 60) the contractor reports over 1100 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 construction 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 29,500 columns have been replaced with a further 50,500 scheduled to be completed by July 2011. • The next milestone of 33,277 columns has been delayed from 3rd January 2009 to 3rd March 2009 due to industrial action by the Distribution Network Operator which took place in Summer 2008. 	Year Three Construction & Operational	£106m

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<p>Building Schools for the Future PFI Programme (Wave 1, Phase 1)</p> <p>(Wave 1, Phase 2)</p>	<ul style="list-style-type: none"> • Contract signed 3rd April 2007 with an expected partnership of 10 years. • Three of the Phase 1 PFI Schools became operational in September 2008, with the remaining PFI school, Allerton Grange, due to become operational in September 2009. Onsite demolition of the original school buildings is progressing to programme. • The two Design and Build Schools, Cockburn and Temple Moor, within Phase 1 are partially completed, though there are some problems. There are claims for anticipated defects currently estimated at approximately 4% of the total programme of capital works. The current status of the claims is that they have been submitted by the LEP and subsequently rejected by the City Council on the professional advice of our technical advisors, Jacobs. It has now been agreed between the parties, that these claims will be subject to an agreed resolution process. This position is being closely monitored and potential mitigation strategies have been identified. • The contract for Swallow Hill High School (a Wave 1, Phase 2 PFI school), was signed on 13th March 2008. Construction on Swallow Hill, commenced April 2008 and is due to complete August 2009 along with Allerton Grange (Phase 1). • See Phases 2, 3 and 4 items in projects 'In-procurement' and projects in Pre-procurement for further details. 	<p>Construction and Operational</p>	<p>£145m</p>

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IN PROCUREMENT			
Building Schools for the Future PFI Programme (Wave 1, Phase 2)	<ul style="list-style-type: none"> The OBC for Phase 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 the Leeds LEP under the New Projects Procedure. Approval of the OBC by Partnerships for Schools was received in February 2008. Farnley Park remains the only school in Phase 2 still in procurement. The contract for Farnley Park is due to be signed in March 2010 and the school is due to open in September 2011. Priesthorpe and Crawshaw, two other schools in Phase 2, were subjected to a satisfactory Gateway Review 3 'Investment Decision' in October 2008 in conjunction with Gateway 4 on BSF Phase 1. The contracts for Crawshaw and Priesthorpe High Schools, to be refurbished through Design and Build, were signed on 20th March 2009. 	Procurement and Construction	£77m
Joint Service Centres PFI Project (Chapelton and Harehills)	<ul style="list-style-type: none"> The first phase will provide two Joint Service Centres (at Chapelton and Harehills) which will provide facilities, primarily for face-to face services, including services provided by the City Council and Primary Care Trust and other partners. 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). Executive Board approval to accept the stage 1 offer from LIFT Co for Chapelton and Harehills was agreed in March 2008. Stage 2 approval by Executive Board was received, subject to conditions, on 4th March 2009 and the centres are scheduled to open in March (Harehills) and July (Chapelton) 2010. 	Procurement	£11m
Joint Service Centres PFI Project (Kirkstall)	<ul style="list-style-type: none"> The second phase for the proposed joint Service Centre in Kirkstall received conditional Stage 1 approval by Executive Board on 4th March 2009 with a potential opening date of September 2012. 	Procurement	£4m
Little London And the Beeston Hill & Holbeck Social Housing PFI Project	<ul style="list-style-type: none"> The Little London OBC was approved by PRG on 21st November 2006 and the Beeston Hill and Holbeck OBC in March 2008. 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 June 2007. The OJEU notice was published in late July 2007. ISOS submissions were received from bidders in February 2008. ISDS submissions were received in October 2008 and are 	Procurement	£134m

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	<p>being evaluated.</p> <ul style="list-style-type: none"> • Commercial Close is currently programmed for April 2010. • The project involves the refurbishment of approximately 1,350 existing Council homes and the provision of up to 350 new Council homes in total across both areas together with the redevelopment of the central shopping and community facilities in the Little London area. • Environmental improvements will also be provided to support the regeneration of each area. • A number of related development sites were due to be made available as part of the project to provide additional affordable housing and homes for sale under a related Development Agreement. The impact of wider economic change and specific impact on the housing market is being considered as part of the evaluation of bids at the detailed solution stage. 		
<p>Integrated Waste Management</p>	<ul style="list-style-type: none"> • The Residual Waste Project is part of the wider Waste Solution Programme for Leeds, which sets out to reduce the City's reliance on landfill and increase recycling performance to 50%. As an integral part of this programme, the Residual Waste Project is seeking to procure a facility to treat and recover value from the residual waste from households within the Leeds City boundary. • The project is conducted under the Competitive Dialogue procurement procedure and is currently in the 'Invitation to Submit Outline Solutions (ISOS)' stage of the process. • Executive Board approved the evaluation methodology for the procurement in October 2008. • The project received amber status from the Gateway Review 2 'Procurement Strategy' which took place in September 2008. The next Gateway Review will take place at the Preferred Bidder stage (May 2010). • 9 bidders submitted their Outline Solution on 21st January 2009. These solutions are being evaluated by the Project Team, the outcome of which is expected to be reported in April 2009. Following which, further bid stages will be undertaken. • Full Service Commencement is programmed for April 2014 following construction of the waste treatment facility. 	<p>Procurement</p>	<p>£130m</p>

PROJECTS	INFORMATION	CURRENT STAGE	CAPITAL INVESTMENT £M
PRE-PROCUREMENT			
Building Schools for the Future PFI Programme (Wave 1, Phase 3).	<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 the Leeds LEP under the New Projects Procedure. Approval of the OBC by Partnerships for Schools was received in February 2008. Negotiations on the Phase 3 schools, Corpus Christi and Mount St Mary's, are due to commence in April 2009 with contract close programmed for March 2010. Work on Parklands has been suspended pending approval of the Council's submission for Wave 13. The three Phase 3 schools are programmed to have construction complete by December 2011. 	Pre-procurement	£26m
Building Schools for the Future PFI Programme (Phase 4).	<ul style="list-style-type: none"> A report to Executive Board on proposals to establish an academy at Intake (Phase 4) was approved in January 2008. The academy is programmed to be operational by September 2011. An OBC for the project will be submitted in April 2009 with the commencement of the New Projects Procedure to follow. 	Pre-procurement	£29m
BSF Wave 13	<ul style="list-style-type: none"> A revised Expression of Interest was submitted to Partnerships for Schools in December 2008 for funding to tackle the remaining 14 high schools in the city. The investment is currently programmed for 2017. Officers of Education Leeds and Leeds City Council continue to lobby for this to be advanced. A decision on funding for part of this programme is expected in April 2009. 	Bid approved	£300m
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. 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. Funding for the project has now been allocated by the Department for Health and a letter has been received confirming £32m in credits. 	Expression of Interest	£20m
Lifetime Homes – Homes and Communities (HCA) Round 6	<ul style="list-style-type: none"> An Expression of Interest was submitted in October 2008 for £265m to provide up to 1100 new homes including a mixture of extra care housing for older people together with lifetime homes to meet a range of needs. A visit by the Homes and Communities Agency (HCA) took place in January 2009. A decision on the Council's submission is expected in April 2009. 	Expression of Interest	£207m

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	Projects Operational (Closed or in Construction)		£617m
	Projects in Procurement		£356m
	Projects in Pre Procurement		£582m
	Potential total investment		£1555m