

EASEL project timeline

Date	Activity
January 04	<ul style="list-style-type: none"> Executive Board permission given to establish a pathfinder SPV for East Leeds and to commence procurement by placing an OJEU notice (Official Journal of the European Union) The preparation of a Strategic Vision for the regeneration of East Leeds commenced which included Development Frameworks for Gipton, Harehills, Seacroft and Halton Moor/ East End Park/ Richmond Hill areas of the city.
March 04	<ul style="list-style-type: none"> Initial stage expressions of interest received (104 enquiries)
	<ul style="list-style-type: none"> A long list of bidders invites outline proposals at stage 1 (list of 10 from >100 expressions of interest)
May 08	<ul style="list-style-type: none"> Initial outline proposals (8 bids received)
July 04	<ul style="list-style-type: none"> A shortlist of development partners is produced (3 bidders interviewed and 2 selected to go through to stage 2)
November 04	<p>Executive Board approves :</p> <ul style="list-style-type: none"> the process for selecting the preferred regeneration partner (involving Technical, Financial and Commercial, and Legal evaluations) the establishment of Project Board for moving forward to the contractual phase the selection of sites as Council assets for investment into phase one of the programme the 'in principle' use of Compulsory Purchase Orders for the implementation of the programme
May 05	<ul style="list-style-type: none"> Consultations with representative fora and local partnerships take place as part of procurement process
June 05	<ul style="list-style-type: none"> Executive Board update on the outcome of the evaluation process resulted in Bellway being offered a 3 month exclusivity period within which to clarify a number of points from the original bid in order to set out and agree preferred bidder terms (preferred bidder letter).
December 05	<ul style="list-style-type: none"> Bellway plc selected as Preferred Bidder and issued with Preferred Bidder Letter Site assembly continuing and approval to pursue specific CPOs given Exec Bd approval to negotiate and provisionally agree terms for the disposal of the phase 1 sites
July 06	<ul style="list-style-type: none"> Authority to issue Initial and Final Demolition Notices given (this is the process which suspends the right to Buy) Project Board authorised to accept the commercial terms offered by Bellway PLC for the EASEL Phase 1 sites Negotiations on the Joint Venture arrangements continuing (update on progress provided to Executive Board)
September 06	<ul style="list-style-type: none"> An extension to the Exclusive Negotiation period with Bellway PLC is approved by Executive Board.
February 07	<ul style="list-style-type: none"> Headline regeneration programme and required complementary funding agreed in principle by Executive Board.
April 07	<p>Executive Board approves:</p> <ul style="list-style-type: none"> delegation for terms of the disposal of the EASEL phase one sites appointment of Bellways as the Council's preferred regeneration development partner, baseline commercial offer from Bellway that authority be delegated to the EASEL project board to manage the negotiation and agreement of the commercial and legal terms to the benefit of the Council; that the formal closure of the procurement process for the EASEL regeneration process, as required under regulations, be approved proposed governance arrangements approved

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June 07	Area Action Plan "Preferred Options" approved.
March 08	Strategic Development Agreement signed to enable commencement of phase 1 development
November 08	<p>Executive Board approves:</p> <ul style="list-style-type: none">• The terms of the Shareholders Agreement for the JVCo and establishment of the company• The first JVCo phase plan of sixteen priority sites (beyond phase 1)• The development by the JVCo of the neighbourhood plans• The business case process for project development to be operated by the JVCo.• Delegation to agree the business plan and budget for the JVCo• the use of entry premium to fund the working capital of the company• the development of an equity loan scheme on the first phase of the EASEL development sites using a commuted sum mechanism.• the nomination of the council's initial directors to the company (the Directors of City Development and of Environment and Neighbourhoods).