

Item No. 8.	Classification: Open	Date: 14 December 2010	Meeting Name: Cabinet
Report title:		Aylesbury PFI Housing Project – Outline Business Case	
Ward(s) or groups affected:		Faraday	
Cabinet Member:		Councillor Fiona Colley, Regeneration and Corporate Strategy	

FOREWORD - COUNCILLOR FIONA COLLEY, CABINET MEMBER FOR REGENERATION AND CORPORATE STRATEGY

1. This administration, and indeed all political groups on the council, remain committed to regenerating the Aylesbury Estate and delivering the Aylesbury Area Action Plan. The withdrawal of the PFI funding is a major set back, but we will not give up and will continue to work with Creation Trust and all local residents to make our aspirations a reality.
2. The recent government decision to withdraw £181m of funding from the Aylesbury PFI Housing Project is deplorable, unjust and came just days before this cabinet was due to approve the submission of its outline business case (OBC) for this project to the HCA - which the council had invested £1.1m in developing. Given that the OBC is virtually complete and that there is a possibility, albeit a remote one, that the decision could be reversed and that PFI funding could become available, it makes good sense for the council to send its OBC to the HCA for consideration.
3. However, we must also now start considering what the alternative delivery options could be for the affected sites. I hope that our forthcoming meetings with ministers and the HCA will be fruitful and that some alternative public funding will be made available for the regeneration. Officers will review the alternative options and report back in February with a progress report and options paper.
4. In the meantime it is important to provide as much certainty as we can for Aylesbury Estate residents whose homes are within the PFI areas of the estate, particularly for those in Bradenham and Chartridge where rehousing has started and many neighbouring homes on the block are already empty and welded up. At this stage we can confirm that the rehousing on Bradenham and the whole of Chartridge will be completed, with rehousing starting on the second half of Chartridge as soon as possible. Not only will this give certainty to residents, but it is also prudent in order to allow these sites to be regenerated one way or another within the timelines set out in the Aylesbury Area Action Plan

RECOMMENDATIONS

Recommendations for the Cabinet

That the cabinet:

5. Notes the government decision to withdraw funding from the Aylesbury Private Finance Initiative (PFI) Housing Project, along with all other housing PFI pipeline projects

6. Reaffirms its commitment to regenerating the Aylesbury Estate and to delivering the Aylesbury Area Action Plan
7. Requests officers to complete the Outline Business Case (OBC) for the PFI project and submit this to the HCA as a position statement, to be considered in the event of further resources becoming available
8. Requests officers to review possible alternative funding sources to help progress the regeneration of the Aylesbury Estate, together with associated timescales, and report back to cabinet in February 2011
9. Requests council officers to commence rehousing tenants in the remainder of Chartridge (Nos 106 – 149) in due course and in line with the indicative housing plan set out in paragraphs 30 to 35.

Recommendation for the Leader of the Council

That the leader:

10. Delegates responsibility for agreeing the detail of the OBC to the Cabinet Member for Regeneration and Corporate Strategy.

BACKGROUND INFORMATION

11. On 22 November 2010, the HCA issued a press release confirming the curtailment of funding for housing PFI pipeline projects, i.e. those projects where the outline business cases have not yet been approved by the Department for Communities and Local Government (CLG) and HM Treasury's Project Review Group (PRG). A total of 13 projects, including the Aylesbury PFI Housing Project, are affected by this decision. The immediate implication for the council is that its Aylesbury PFI Housing Project has no immediate prospect of receiving funding under the Government's PFI housing programme.
12. This report updates the cabinet on the impact of this decision on the sites affected and recommends a way forward to maintain the council's momentum in taking forward the Aylesbury Area Action Plan. The background leading up to the HCA press release is summarised below.
13. In 2008, the HCA approved the council's submission to be included in the sixth round for Private Finance Initiative (PFI) Housing Projects. The council's Expression of Interest for the Aylesbury PFI Housing Project was based on the council retaining ownership of the new homes and as a result the project falls within the scope of the council's Housing Revenue Account (HRA). The submission was based on a total of 1,094 new homes, as follows:
 - 410 social rented homes
 - 138 intermediate homes
 - 546 homes for sale.
14. The social rented and intermediate homes would be managed by a social landlord on the council's behalf.
15. The council's PFI bid was one of ten successful Round 6 bids, based on a £181m provisional PFI credit allocation. All the successful local authorities were invited to prepare outline business cases for their respective projects, to be considered by the HCA, CLG and PRG. However, unlike the other Round 6 authorities, Southwark

Council was required to prepare and submit an interim outline business case (IOBC) prior to the full OBC.

16. In July 2010, the council's cabinet received a report on the IOBC and agreed several amendments to the Aylesbury PFI Housing Project. These changes reduced the number of leaseholder interests to be acquired (from 170 to 90) and thereby the capital cost of the project to the council, while remaining within the provisional PFI credit allocation.
17. The cabinet also agreed to amend the Aylesbury PFI Housing Project to vary the sites to which the PFI would apply, with a view to reducing the risks associated with the national reduction in social housing grant. The revised scheme comprised a total of 943 new homes, as follows:
 - 360 social rented homes
 - 131 intermediate homes
 - 452 homes for sale.
18. The blocks affected by this change are set out in Table 1 under paragraph 30 below.
19. The cabinet requested officers to submit the Interim Outline Business Case (IOBC) to the HCA for approval and to report back to cabinet on progress, including rehousing and purchasing the property interests of relevant leaseholders.
20. The IOBC was submitted to the HCA toward the end of July 2010. Council and HCA officers then entered into detailed discussions about the IOBC in order for the council to clarify its funding requirements. Council officers found these meetings useful and welcomed the positive observations made by the HCA on the council's IOBC. The amended IOBC was due to be submitted in November 2010 at which point it became apparent that, by the time the final clarifications had been made, the document would effectively become the final OBC.
21. The publication of the HCA press release coincided with the council entering the final stages of completing its OBC, ready for cabinet approval at this meeting. By this time, the council will have committed a total expenditure of approximately £1.1m in preparing its business case for the Aylesbury PFI Housing Project.

KEY ISSUES FOR CONSIDERATION

22. The key issues for cabinet to consider in this report include:
 - The council's response to the curtailment of PFI funding for the Aylesbury PFI Housing Project
 - The implications for the progress of the council's rehousing and property acquisition plans
 - The OBC which has been prepared and whether this should be submitted to the HCA.
23. Each of the above issues is considered below.

Curtailment of PFI funding

24. The Aylesbury PFI Housing Project plays an integral part in the delivery of the Aylesbury Area Action Plan, which is an adopted Plan with strong public support following extensive public consultation. The curtailment of PFI funding is therefore a

decision which has major implications, not just for this scheme but for the whole Aylesbury regeneration programme.

25. The council's work on developing the Aylesbury PFI Housing Project has been carried out in good faith, while working closely with the HCA to ensure that the scheme delivers best value to the public purse. The OBC for the Aylesbury PFI Housing Project is close to completion and awaiting approval by the cabinet.
26. The removal of PFI funding support at this late stage in the development of our OBC presents us with significant challenges, including:
 - how to take forward the overall Aylesbury regeneration programme and whether it can be progressed using other funding sources
 - how to manage the expectations of residents on the Aylesbury Estate given their strong support for change over a significant period of time
 - whether to amend the timelines both for rehousing and buying out leasehold and freehold interests on the estate, that were previously based on the Aylesbury PFI Housing Project proceeding.
27. The leader of the council has written in the strongest terms to the Prime Minister and to Eric Pickles, Secretary of State for Communities and Local Government, seeking urgent meetings in order to make representations for this decision to be amended in favour of this council.
28. Council officers will be carrying out a thorough review of the options for progressing the regeneration of the Aylesbury Estate and have already sought an urgent meeting with the HCA. This review will be wide ranging and could include options such as:
 - sub-dividing those sites associated with the PFI into smaller plots and offering them to the market as cleared sites for redevelopment
 - approaching institutional lenders to see if there is any commercial interest in funding the Aylesbury PFI Housing Project directly
 - considering amendments to the site requirements to increase their viability to the market and reduce the dependence on HCA grant
29. Council officers will continue to work closely with partners, including the GLA, HCA and Creation Trust and will aim to report back to the cabinet in February 2011.

Rehousing and Leaseholder Interests

30. A summary of those blocks comprising the Aylesbury PFI Housing Project and the indicative re-housing timetable under PFI is set out below in Table 1.

Table 1: PFI Blocks, Sites and Re-housing Timeline

Block	No. of Homes	Site	Referencing Began	Re-housing Starts	Re-housing Finishes
PFI Blocks Unchanged					
Bradenham (42-256)	215	1b	2009	2010	2012
Chartridge (1-105)	105	1b	2009	2010	2012
Arklow House (1-28)	30	1b/1c	2009	2011	2012
Chartridge (106-149)	44	1c	2009	TBA	2012
Chiltern (1-172)	172	1c	2009	2011	2012

Block	No. of Homes	Site	Referencing Began	Re-housing Starts	Re-housing Finishes
Taplow (1-215)	215	9	2011	2012	2014
Northchurch (1-76)	82	9	2011	2012	2014
East Street (184-218)	12	8/9	2011	2012	2014

31. The council's Major Projects Board in January 2009 authorised the purchase of owner occupied properties, subject to a restricted timescale and financial envelope. Some properties across the estate have been acquired under this initiative, which ended in March 2009. The council now only purchases freehold and leasehold interests once a block has been activated for rehousing – currently those blocks on sites 1b, 7 & 10. Purchase applications from homeowners in blocks that have not been activated are advised to wait until the appropriate time. Any homes purchased a year or more in advance of the date at which the relevant blocks need to be vacated are expected to be made available to be relet as temporary accommodation. Table 2 below summarises the leaseholder acquisition plan for the Aylesbury PFI Housing Project.

Table 2: PFI Blocks, Sites and Leaseholder Acquisition Timeline

Site, Block and Project Details	Sites	Leaseholder Buyback Start	Leaseholder Buyback Finish
Bradenham (42-256), Chartridge (1-105)	Site 1b	Started	2012
Arklow House (1-28), Chartridge (106-149), Chiltern (1-172)	Site 1c	Started	2012
Taplow (1-215), Northchurch (1-76), East Street (184-218)	Site 8 & 9	2011	2013

32. The curtailment of PFI funding for housing projects and the uncertainty associated with any alternative funding streams is likely to slow down the rate at which the Aylesbury Regeneration Programme is progressed. This raises the issue of whether to proceed with the council's rehousing proposals for those blocks identified above.
33. While sites 7 and 10 (North Wolverton and 300-313 Missenden) are continuing to be progressed outside the PFI, it is proposed that rehousing also continues under the current arrangements for site 1b (Bradenham and Chartridge). For site 1c, it would not be appropriate to commence rehousing until more clarification is achieved on alternative funding arrangements and associated timescales. However, it would not be practical to part demolish Chartridge, which spans sites 1b and 1c, and it would not be fair to blight the remaining properties in Chartridge without giving residents the opportunity of being rehoused. It is therefore proposed that the rehousing process should be commenced for the remainder of Chartridge (Nos 106 to 149). The council has budgeted for the above work to be carried out and has funding allocated to rehouse residents and demolish this block in its capital programme.
34. Table 3 (overleaf) summarises the revised re-housing and leaseholder acquisition plans for the remainder of the Aylesbury Estate for each block, site and phase. These dates are indicative at this stage and the council is working towards securing the funding for these sites. We will be able to update residents further following the review of alternative funding options and associated timescales.

Table 3: Revised Non-PFI Blocks, Sites & Re-housing Timeline

Site, Block and Project Details	Tenant Re-Housing/ Leaseholder Buyback Start	Tenant Re-Housing/ Leaseholder Buyback Finish
<p>Missenden (300-313), Wolverton (1-59) (Sites 7 & 10 – Phase 1) Most tenants and leaseholders have moved, and the council is currently in discussion with the remaining tenants and leaseholders about future moves.</p>	Started	2011
<p>Wendover, Brockley House, Wolverton, Ravenstone, Albany Road (Sites 4a, 4b & 5 and Site 6 – Phases 2 & 3, Respectively) The blocks involved on these sites are: Wendover (1-36, 73-116, 157-200), Wolverton (60-125), Brockley House (1-14), Wendover (37-72, 117-156, 201-240), Wolverton (126-151), Wolverton (152-192), Wendover (241-471), Ravenstone (1-81), Albany Road (140), Foxcote (1-30), Padbury (1-25), Winslow (1-30)</p>	2014	2018
<p>(Lees House, Soane House, Missenden, Michael Faraday House, Inville Road, Chadwell House, Darvel House, Caverton, Daqnesfield, Emberton, Gaitsgill House, Gayhurst, Hambelton, Latimer & Albany Road (Sites 2a, 2b, 3a, 3b, 11, 12, 13, 14 – Phase 4) The blocks involved on these sites are: Lees House (1-12), Soane House (1-35), Missenden (1-299), Michael Faraday House (1-105) Inville Road (51-67), Chadwell House (1-8), Darvel House (1-8), Calverton (1-31), Danesfield (1-31), Emberton (1-35), Gaitskill House (1-66), Gayhurst (1-162), Hambledon (1-20), Latimer (1-141), Albany Road (198-202)</p>	2019	2024

35. Proceeding with the rehousing proposals for North Wolverton, Missenden, Bradenham and Chartridge will allow the council to act reasonably in order to reduce the probability of any compulsory rehousing, as residents will have more time to use the council's Homesearch facility to find new homes. Irrespective of the redevelopment route, in order to deliver vacant sites to developers the council may need to:

- **Serve Notices of Seeking Possession (NOSPs)** on tenants as the first step in the process to secure a court order for possession against any affected tenants who have not identified and moved to alternative accommodation. A NOSP will be served approximately up to two years before vacant possession (cleared homes and blocks) is required on each site
- **Instigate Compulsory Purchase proceedings (and make a CPO)** to acquire the property interests of any affected leaseholders and others who may not have agreed to the sale of their properties to the council voluntarily. It is proposed that a single CPO will be made for the Aylesbury PFI Housing Project approximately eighteen months before vacant possession in approximately June 2014 is

required on sites 1b & 1c. A report will be brought to cabinet for approval of the making of the CPO in Spring 2012.

Submission of Outline Business Case

36. Despite the curtailment in PFI housing finance, the HCA has asked local authorities with pipeline projects, such as the Aylesbury PFI Housing Project, to be aware that CLG may be able to consider their OBCs in the event of any further resources being made available, either in the latter part of the Spending Review period or post the following Spending Review.
37. The HCA has also indicated that it will work with local authorities to consider future options and that it will give consideration over the course of the CSR 2010 period to possible means and prospects of supporting local authority-led estate regeneration schemes, including through non-PFI mechanisms. However the HCA in its press release made it clear that it does not wish to raise any expectation of alternative funding at this time.
38. The council's OBC for the Aylesbury PFI Housing Project is nearly complete and summarises the council's commercial, policy and strategic case for the regenerating the estate. It also represents the outcome from extensive discussions with the HCA on the council's IOBC. It would therefore be prudent for this document to be submitted to the HCA for consideration because:
 - It would be available to the HCA for use should PFI funds become available
 - It would form a useful basis for discussions between HCA officials and council officers regarding other forms of funding
 - It could, subject to appropriate editing, form the basis of an alternative proposal based on institutional funding.
39. The HCA has indicated, however, that it will be a decision for each local authority to consider and take at its own risk on whether to continue to invest in developing their plans for possible future PFI or non-PFI funding.
40. A summary of the council's OBC for the Aylesbury PFI Housing Project is set out as Appendix 1 to this report. This is based on the original requirement of approximately £181m in PFI credits and an annual council HRA contribution of around £230,000 per annum.

Community impact statement

41. The curtailment of PFI funding for pipe line housing projects could impact adversely on the credibility and achievability of the Aylesbury Regeneration Programme. The level of impact will depend on whether alternative sources of funding can be achieved to enable the programme to move forward. Council officers will work closely with the local community and through Creation Trust in monitoring the situation and exploring future options and opportunities. The impacts on the local community will form a key part of future reports to cabinet on this matter.
42. In the meantime, residents living in Taplow, East Street and Northchurch may require re-housing sooner than indicated in the Aylesbury Area Action Plan, while then rehousing of residents living in Wendover, Wolverton, Brockley, Ravenstone, Albany Road (140), Foxcote, Padbury and Winslow will be delayed compared with what would have occurred had the council been able to progress the original composition of the Aylesbury PFI Housing Project, i.e. comprising phases 2 & 3.

Resource implications

43. In order to deliver vacant possession on Aylesbury sites, the council is meeting a series of significant up-front costs, which are illustrated in Table 4 below relating to the first two sites in the programme.

Table 4 – Up front costs to the council of delivering vacant possession on Aylesbury Sites 1b/1c

Site	1b	1b	1c	1c	1c	Description
Block	Bradenham	Chartridge	Chartridge	Arklow	Chiltern	
Values £m	1.8	1.7	1.9	1.1	1.1	Forecast cost of leasehold acquisitions.
	0.7	0.3	0.3	0.1	0.8	Forecast cost of homelessness and disturbance payments to tenants.
	0.7	0.2	0.3	0.1	0.6	Forecast cost of securing, sanitising units and of any removals and void council tax costs.
	1.0	0.3	0.4	0.1	0.8	Apportioned forecast cost of providing a re-housing team to 2014.
	3.0	1.0	1.1	0.4	2.4	Forecast cost of demolition of existing units.
Total	£7.2m	£3.5m	£3.9m	£1.8m	£5.7m	

44. The above table illustrates the costs the council must meet in order to deliver vacant possession on Aylesbury sites 1b and 1c, the first sites earmarked for development. These costs cover the activities required to render both sites in a state suitable for hand over to a prospective developer demolished to ground level and represent a combination of staffing overheads, costs of statutory obligations to the council, unit related property management costs and reacquisition of unit costs in relation to leaseholders.
45. The costs represent a significant commitment to the council which must be borne for the regeneration to progress successfully and appropriate forecasts and provisions have therefore been made to meet these costs in the Housing Investment Programme and Housing Revenue Account as appropriate. All costs will be subject to ongoing review and revision as the scheme progresses, with additional expertise sought where appropriate (for example in the case of budgeting for demolition) to ensure adequate budget provisions are made, or flexed to allow for partial clearance as re-housing progresses, or full clearance of both.

Policy implications

46. The key policy framework is set out in the adopted Aylesbury Area Action Plan, published in December 2009.

Consultation

47. The Aylesbury Area Action Plan was the subject of extensive public consultations that culminated in a public inquiry and its adoption by the council in 2009. Following a cabinet decision in June 2010, officers consulted residents to obtain their views on the proposed changes to the phasing and timing of the Aylesbury Regeneration Programme. The subsequent consultation that took place is set out in the report to cabinet in July 2010. This consultation process comprised:

- Distributing a newsletter to all residents, businesses and other types of enterprise based on the Aylesbury Estate setting out information on the operation of the consultation process. This included inviting residents to contact the council and/or CREATION Trust directly in writing, in person and/or by telephone to have their views and comments recorded.
- Holding a drop-in session for Aylesbury Estate residents at Thurlow Lodge Community Hall on Wednesday 7 July 2010, between 11:00hrs and 20:00hrs to meet council staff to discuss and note any queries, views and comments residents may have
- Visiting meetings of the local tenants and residents associations on the Aylesbury Estate
- Giving residents 23-days to respond to the proposed changes from the date the new bulletin was delivered on Friday 24 June 2010

48. The outcomes from the above resident consultations included:

- Thirteen people attending the drop-in session held on 7 July 2010, at Thurlow Lodge between 11:00 & 20:00hrs. In addition to some general questions about possible rehousing dates, visitors passed on several other comments and questions to council officers at this event, including:
 - Whether the "right to buy scheme" will be applicable to new council owned properties built under the PFI project
 - Information on what assistance residents can expect to receive before, during and after being rehoused
 - Confirmation by three Taplow residents and one Northchurch resident of their approval to their blocks being brought forward
 - What arrangements will be put in place for rehousing arrangements residents with carers.
- Several leaseholders asked about the overall progress in implementing the Aylesbury Area Action Plan and what support they can expect from the council's assisted rehousing process. A few leaseholders commented that as pensioners nearing 80 years of age they would rather not have to move at all but were not so against moving that they wouldn't engage with the process.
- No written comments and observations were passed on to Creation Trust.
- The council recorded three general written enquiries including:
 - An inquiry regarding the timeline and the possibility of moving house
 - A general complaint from leaseholders around the changes and feelings of uncertainty
 - An expression of support for the plans proposed in the newsletter
- In September 2010 the council also received two enquiries about further news on the proposed changes that were in the council's June Newsletter

49. The council will continue to consult residents on the prospect and nature of any material changes to the Aylesbury Regeneration programme.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

50. This report seeks the Cabinet's approval to a number of recommendations regarding the Aylesbury PFI housing project, including that officers complete the OBC and submit this to the HCA as a position statement, in the event that future funding becomes available. Whilst the HCA have announced the curtailment of funding for housing PFI for this project, there is no legal bar preventing the council submitting its OBC in these circumstances. Whilst it is not clear what effect this submission might have, paragraph 38 sets out officer's views on why approval is sought to submit.
51. The report envisages the rehousing of residents occupying the relevant blocks being achieved in accordance with existing policy on rehousing on regeneration schemes. While the council will endeavour to secure possession of the properties by agreement, in the absence of agreement, the council will need to apply the appropriate legal processes; this is acknowledged in paragraph 35 of the report. In the case of leaseholders, in the absence of agreement, the council could only acquire their interests in the property via a compulsory purchase order. While the council may also obtain possession of properties occupied by secure tenants under a compulsory purchase order, in the absence of agreement the council's usual practice is to secure possession under a court order obtained using housing legislation. A court order however will only be granted if the council is able to satisfy the court that one of the grounds set out in Schedule 2 of the Housing Act 1985 is made out. Schedule 2 contains two mandatory 'regeneration' grounds; Ground 10 and Ground 10A. Under both grounds, the council must provide suitable alternative accommodation for the tenant. Ground 10 may be relied on where the council intends, within a reasonable time of obtaining possession, to demolish or reconstruct the building or part of the building or carry out work on the building and can't reasonably do so without obtaining possession. Ground 10A may be relied on where the secretary of state has approved a redevelopment scheme and it is intended to dispose of the properties on the approved scheme within a reasonable time of obtaining possession. The process involved in an application for approval for the purpose of ground 10A means that it is likely to take longer to obtain possession pursuant to this ground than with ground 10 where the approval of the secretary of state is not required. The ability to use Ground 10 will be affected by any delays to the demolition process caused by the decision on the PFI funding. As plans for the Aylesbury sites evolve the ground for possession available to the council will need to be kept under review.
52. Paragraph 10 requires the Leader to delegate approval to the Cabinet Member for Regeneration and Corporate Strategy to agree any amendments to the OBC prior to its submission to the HCA. The Cabinet and Leader are advised that by virtue of Section 14 of the Local Government Act 2000 (as amended) the Leader may delegate this function to a member of the Cabinet.
53. Paragraph 35 refers to the potential requirement to obtain a compulsory purchase order (CPO) in respect of the acquisition of any leasehold properties where these have not been acquired by agreement, and the acquisition of any other interests, in order to deliver vacant possession of the PFI sites in June 2014. There is no CPO currently in place and a separate report will be presented to Cabinet in Spring 2012 seeking approval to the making of a CPO

Finance Director

54. As noted in the recommendations and paragraph 11, recent communication from the Homes and Communities Agency (HCA) has indicated that funding for all pipeline PFI schemes has been curtailed, effectively bringing the scheme in its current proposed form to a halt at the Outline Business Case stage. Notwithstanding this, the Finance Director supports the submission of the Outline Business Case (OBC) for the Aylesbury PFI, to the Homes and Communities Agency (HCA) in order to complete this stage and on the basis that the finalised document provides a valuable foundation for further work with the HCA or other agencies in order to move the programme forward, albeit potentially in a different form to PFI. Financial, programme and contractual implications of the business case, many of which are of relevance to both a PFI or alternative proposal, have been detailed in full within the OBC and could be utilised as a basis for discussions in the event alternative resources become available.
55. The significant headline up-front costs to the council associated with progressing the regeneration of the named sites have been detailed at paragraph 43 and resources to meet these costs have been identified and forecast in budget plans, including assessment of the re-housing process impact on the HRA. Forecast spend and resource use will be the subject of ongoing budgetary review which, subject to the future availability of resources will allow for further programme changes or slippage: The financial risks to the council of progressing the programme are not disproportionate to those expected in one of its size and significance and furthermore must be borne for successful regeneration to take place, irrespective of the specific mechanism.
56. Appropriate budget provisions have also been made to enable engagement of specialist advisors to support council officers in progressing the regeneration. Advisors providing financial and commercial advice to the council are in place and will be available to support council officers in developing the alternative proposals for the programme which are now required following the HCA's funding announcement, with a view to reporting back to cabinet early in 2011. The presence of these advisors, coupled with in-house resources, go toward mitigating against a total programme failure, with the associated financial, reputational and political consequences that could follow from this, by assisting the council in further building positive relationships with the HCA and other Government bodies in light of the above announcement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Aylesbury Action Plan	Regeneration and Neighbourhoods Dept.	Julie Seymour 0207 525 0508
Major Projects Board (Executive Committee) Report January 15 2009	Regeneration and Neighbourhoods Dept.	Geri McLeary 0207 525 4904
Cabinet report June 15, 2010: Proposed Amendment to Interim Outline Business Case for Aylesbury Estate PFI	Regeneration and Neighbourhoods Dept.	Geri McLeary 0207 525 4904
Cabinet report July 20, 2010: Aylesbury PFI Housing Project – Submission of the Interim Outline Business Case (IOBC)	Regeneration and Neighbourhoods Dept.	Geri McLeary 0207 525 4904
Outline Business Case (Closed Appendix)	Regeneration and Neighbourhoods Dept	Geri McLeary 0207 525 4904

APPENDICES

No.	Title
Appendix 1	Executive Summary of the OBC

AUDIT TRAIL

Cabinet Member	Councillor Fiona Colley, Regeneration and Corporate Strategy		
Lead Officer	Eleanor Kelly, Deputy Chief Executive		
Report Author	Geri McLeary, Aylesbury Regeneration Programme Director		
Version	Final		
Dated	6 December 2010		
Key Decision?	Yes		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
	Officer Title	Comments Sought	Comments included
	Strategic Director of Communities, Law & Governance	Yes	Yes
	Departmental Finance Manager	Yes	Yes
	Head of Housing Management	Yes	Yes
	Head of Procurement	Yes	No
	Cabinet Member	Yes	No
	Date final report sent to Constitutional/Community Council/Scrutiny Team		6 December 2010