

The Executive

13 March 2006

Myatts Field North PFI – Outline Business Case and Affordability

Item 9

Vassall Ward/ North Lambeth Area

Executive Portfolio:

Executive Member for Housing:
Councillor Peter Truesdale

Report authorised by:

Interim Executive Director for Housing:
Chris Lee

Executive summary

This report asks Members to make provision for a total annual revenue contribution of £558,000 to the Myatts Field North Private Finance Project from 2008/09 for a period of 30 years – the exact date of the commitment from start of the PFI contract, current plan is May 2008. The Council must bring all Council owned homes up to the Government's Decent Homes Standard by the end of 2010. In the Outline Business Case (OBC), endorsed by the Executive in April 2005 the annual revenue commitment to the Myatts Field North scheme was £279,000. Changes to the project implementation timetable resulting directly from the intensive resident consultation combined with changes in the way the Office of the Deputy Prime Minister (ODPM) calculates PFI credits, has adversely impacted the shadow bid model, which provides an estimate of likely bids from private sector providers for the Myatts PFI scheme. In order for the Myatts Field North PFI scheme to proceed, the Council needs to demonstrate its financial commitment to the scheme. The £558,000 would be the upper limit and officers would work to reduce the level of contribution through a competitive and tightly managed procurement process. The 2008/09 provision for management and maintenance at Myatts Field North Estate is estimated to be £885,300.

The Private Finance Initiative (PFI) will make a considerable contribution to delivering Decent Homes and promoting sustainable communities, specifically this involves:

- Providing quality housing that meets or exceeds 'Decent Homes' standard with mixed tenure with additional affordable housing and housing for sale
- Providing high quality and useable open space integrated with the housing layout and street pattern to provide the optimal solution whilst designing out crime and anti-social behaviour
- Implementing a sympathetic construction and decanting programme that seeks to retain the Myatts Field North community and removing the negative council estate ethos
- Provide a community Centre to facilitate social and economic development within the diverse tenure of Myatts Field North community

- Design and build the housing, open space and other facilities with reference to local settings and where relevant create links with surrounding developments, facilities and areas of interest – both current and proposed
- Engage the resident community through the planning and design stage and where possible to involve residents in the monitoring of the contract.

Summary of Financial Implications

The financial implications of the scheme are summarised in the table below and expanded on in the following referenced paragraphs:

CAPITAL FUNDING	PFI Credits £m	Reference
Expression of Interest Stage	72	Para 1.1.1
Credits now sought in OBC	114.6	Para 2.6

Revenue Funding

REVENUE FUNDING	Agreed at April 2005 £	Increase in revenue Contribution £	Total Revenue Funding £	Reference
HRA Account Unitary Charge	198,200	279,000 ¹	477,200	Para. 2.6
HRA and/or General Fund				
Park Maintenance Unitary Charge	58,800		58,800	Para. 2.6
Street Cleansing & Maintenance	22,000		22,000	Para. 2.6
Total	279,000	279,000	558,000	

Note: Additional revenue contribution of £279,000 to be allocated within Council budgets.

Cost of Not Proceeding with the PFI

- The PFI scheme proposed is the most cost effective solution for the Council when compared to the increasing burden which would be placed on the HRA were the housing to be brought up to Decent Homes standard through the funding available to retained stock. The financial consultants have modelled a non-PFI solution where only the minimum work is done to bring the units up to basic Decent Homes standard, and keep them in that condition for a 30 year period.
- The annual net additional cost to the HRA is at least £1.2m per year, double the annual revenue contribution requested in this report. Even if it were possible to identify this level of expenditure within the HRA, there is a significant risk that this

investment would be ineffective – that without dealing with the safety and security issues both in the housing and the open space, the housing would remain vulnerable to a spiral of decline.

- iii. Finding this level of expenditure from the HRA is not viable. Financially, the expenditure could not be supported, in addition the inequity of Myatts Field North taking this level of expenditure at the expense of other tenants would destabilise the strategy and the consensus on which the Stock Option Re-appraisal is founded.
- iv. To spend less than the £1.2 million would place the Council in breach of its obligations under Decent Homes and would almost certainly result in an accelerating loss of units as increasing numbers fell into disrepair beyond the scope of available budgets.
- v. Neither of these non-PFI scenarios would achieve the targets which were agreed for the Estate Action grant, and if all or part of the £11 million of Estate Action were to be clawed back by GoL, the financial consequences of not pursuing the PFI would be significantly worse.
- vi. In the immediate future, there are no consequences for Environment of not going down the PFI route. However, Mostyn Gardens does not constitute viable open space at present, and could be expected to continue to attract criminal and other problems. If the public safety issues reached a level where the Council was forced to intervene, then significant spending would be required to intervene. The current estimate for doing no more than remove the “mounds” to get rid of mugging blind-spots is over £1.5 million.
- vii. There are no direct costs to the authority in not proceeding in relation to Education. However, Christ Church Primary School would almost certainly have to be rebuilt on its existing site, and the costs and less than optimal design which would flow from this would be a cost to educational provision in the borough.
- viii. A retention/minimum Decent Homes approach would also expose the Council to the possible claw-back of all or part of the £11m of Estate Action funding which was expended in the late nineties. This is because the effects of inflation and unforeseen works meant that the original Estate Action budget was inadequate to deliver all of the targets promised to Government Office for London.
- ix. To spend less than the £1.2m per year on a retention option would mean the continued decline of the estate, with units being tinned up as and when they required levels of work which could not be afforded, until the levels of despair amongst residents and the inevitable increase in crime which would follow meant that the remaining units became hard to let. On the other hand, committing this level of resources to Myatts North would have a serious impact on the Council’s ability to deliver Decent Homes across the stock as a whole.

Recommendations

- (1) That the Executive approve the application to the Office of the Deputy Prime Minister (ODPM) for £114.6 million PFI Credits
- (2) That the Council makes provision for a total annual revenue contribution of £558,000 from 2008/09, pro-rata to the contract start of May 2008.

Consultation

Name of consultee	Directorate or Organisation	Date sent to consultee	Date response received from consultee	Comments appear in report para:
Internal				
Chris lee	Interim Executive Director of Housing	22 nd Feb 06	22 nd Feb 06	
Les Warren	Housing Finance	9 th Feb 06	22 nd Feb 06	3
David Thompson	Interim Divisional Director	27 th Feb 06	27 th Feb 06	
Charlie Forman	Interim Divisional Director			
Tom Bremner	Interim Divisional Director			
Paul Cook	Housing Finance	22 nd Feb06	22 nd Feb 06	3
Mary Lynch	Deputy Director for Housing			
Robert Overall	Environment			
Des Farry	Corporate Finance	23.2.06	23.2.06	None
Owen Barclay	Legal Services	14 th Feb 2006	14 th Feb 2006	4
	Executive Member for Housing			
Tazeem Abbas	PFI Project Manager	22 Feb 06	22 Feb 06	
Cllr Truesdale	Leader of the Council	27.2.06	27.2.06	
Cllr Gentry		27.2.06	27.2.06	None
Cllr Lumsden	Executive Member for Finance	27.2.06	27.2.06	None
Cllr Whelan	Deputy Leader of the Council	27.2.06	27.2.06	None
Cllr McKenna		27.2.06	27.2.06	None
External				
Entered in Consultation and Events Diary?				
No			If yes, date	

Report history

Decision type: Key Decision		Urgency item? Yes	
Authorised by Executive member:	Date report drafted:	Report deadline:	Date report sent:
27.02.06	07.02.06	22.02.06	01.03.06
Report no.:	Report author and contact for queries:		
445/05-06	Tazeem Abbas PFI Project Manager 020 7926 8317 tabbas@lambeth.gov.uk		

Background documents

Housing Investment Strategy – October 2004
Executive Committee Report - March 2005
Executive Report – 4 April 2005

Appendices

None

Myatts Field North PFI – Outline Business Case and Affordability Report

1. Context

- 1.1 Lambeth Council submitted a PFI Programme Expression of Interest for £72 million in December 2003, as part of the Pathfinder 3 submissions, for refurbishment and new build at Myatts Field North. The scheme was approved for further work by the ODPM in May 2004.
- 1.2 Myatts Field North estate was built in the late 1970's and comprises two very different kinds of stock, with 477 dwellings. On the one hand, there are three spine blocks which demonstrate some of the worst aspects of design prevalent at that time – deck access to the majority of properties, large underground garages which have been out of use for most of their life on safety grounds, long unsupervised stairways to large groups of top-floor units, and external space for a majority of units is of poor quality or absent entirely. The internal guttering and downpipes, allied with complex roof elements, have resulted in water ingress which is complex to deal with, and the interleaving of units gives rise to sound insulation problems which are very difficult to overcome.
- 1.3 There are also over 80 properties with gardens arranged on estate roads. Following envelope works under Estate Action, these are highly prized by their occupiers, and a significant proportion have been purchased through Right to Buy.
- 1.4 The unimproved properties – mainly the two larger spine blocks – exude a sense of decay and lack of maintenance. A Tenant Management Organisation (TMO) took over the management and maintenance of the estate from April 2004. Their efforts have reduced the impression that this is housing which no-one cares for, but they struggle with intrinsic problems such as poorly supervised access-ways and badly designed refuse arrangements.
- 1.5 Over the years, the problems on the spine blocks, and the security problems throughout the badly laid out estate, have led to residents being stigmatised. This in turn has undermined the economic sustainability of the community.
- 1.6 While the estate is not high-density housing, the amenity space which is provided between the blocks is of poor quality and is laid out in a way which deters any sense of ownership by particular groups of homes. The result is that it is largely unused, except by groups of teenagers and younger children hanging out – engaged in nothing very positive.
- 1.7 While crime levels are not excessive by comparison with similar estates in the borough, there has been a long-term problem in relation to the open space of mugging and drug dealing.

2. Proposals and reasons

- 2.1 The government requires all Councils to bring their housing stock up to the Decent Homes standard by the end of 2010. Councils were required to have Government approved plans to meet this target by July 2005. In October 2004 the Executive agreed the Housing Investment Strategy which emerged from the detailed Option Appraisal and was approved by the Government in March 2005.
- 2.2 The strategy is to retain the great majority of Lambeth Council's stock. But it has an investment gap of £49 million between its likely resources and its investment requirement from 2005 to the end of the decade. The reduction from the £200 million gap that existed in 2002 is due to the range of funding strategies in the Option Appraisal. These include savings from the reframing of the housing management service and the planned transfer of estates at Kennington Park, Clapham Park, Stockwell Park and Leigham Court. To close the gap the strategy involves pursuing a range of further options – further transfers, PFI and an ALMO, as well as disposal of a part of Housing's commercial portfolio. At its meeting in March 2005, the Executive agreed to proceed with the possible transfer of two further estates – Ashmole and South Lambeth - and to the submission of a bid for an ALMO involving a number of TMOs in the borough. The PFI for Myatts Field North is a major plank in the strategy.
- 2.3 Despite Estate Action funded works in the late nineties, Myatts Field North Estate requires a level of investment which goes far beyond what can be provided through either retention or stock transfer. Subsequent attempts to proceed on the basis of a self-financing cross-subsidy scheme foundered as build costs escalated while the values of the sale units which would fund the re-provision of the affordable housing remained essentially static.
- 2.4 With the extension of Housing PFI to include new-build schemes in summer 2003, the Council saw the opportunity to secure the investment levels required by the estate. Lambeth Council submitted a PFI Programme Expression of Interest for £72 million in December 2003, as part of the Pathfinder 3 submissions, for refurbishment and new build at Myatts Field North. The scheme was approved for further work by the ODPM in May 2004.
- 2.5 Since then the government has changed the PFI methodology so that some costs previously excluded are now eligible for PFI credits. This change was a major in increasing the bid for PFI credits to £105.6 million. If the bid had not been increased from £72 million, the revenue costs to the Council would be much higher.
- 2.6 An Outline Business Case was developed on this basis and Executive received a report on 4th April 2005 (see attached) seeking approval for revenue contribution totalling £279,000 per annum. At this stage the government expressed concern about the level of resident involvement in developing the case for PFI credits.
- 2.7 The Council worked on engaging residents on the estate, culminating in a favourable test of opinion for the PFI scheme and a delay of six-months in the overall project timetable. This necessitated a reworking of the financial information to take account of the consultation period and inflation, which

increased the bid to £108 million in PFI credits with the annual revenue contribution from the Council, remaining the same.

- 2.8 During this same period there was also a change to the ODPM “pool rate” and “indexation” percentages (used to calculate the PFI credits), and in December 2005 the ODPM required that the Myatts Field North PFI financial models take account of this. The ‘pool rate’ is a notional rate that reflects the average rate at which local authorities are paying on their outstanding debt and impacts on the PFI subsidy that Local Authorities receive. ‘Indexation’ refers to the portion of the annual revenue contribution or Unitary Charge to be indexed as part of calculating the PFI Credit figure. By adjusting the financial models in order to account for the ODPM adjustments in their pool rate and indexation, it was established that were the Council’s bid for PFI credits to remain the same, the Council’s contribution would need to increase to £558,000.
- 2.9 The Council requested that its Financial Advisors look at ways to reduce the annual revenue contribution from the Council and increase the PFI Credits to £114.6million. This was reported to the Councils PFI Project Board on 31st January 2006 and approved as the basis for a reapplication for additional PFI Credits.

Summary of Changes to the Council’s Bid for PFI Credits

	PFI Credit	Council Contribution pa	Increase on agreed Council Contribution pa (Nov 2005)	Pool rate / Indexation
April 05 – OBC submitted	£105.6m	£279,000 (agreed)	n/a	6.3% / 30%
Nov 05 – OBC resubmitted	£108m	£279,000	£0	6.3% / 30%
Dec 05 - Change in ODPM pool rate and indexation	£108m	£648,000	+ £369,000	6% / 49%
Dec 05 – Council reduces revenue Contribution	£112m	£558,000	+ £279,000	6% / 49%
Feb 06 – Timetable corrected	<i>£114.6m</i>	<i>£417,000</i>	<i>+£138,000</i>	6% / 49%

- 2.10 The ODPM have agreed that the Council can present an OBC to the Treasury on 21st March 2006 based on a PFI Contract start in April 2008, which generates a PFI Credit of £114.6 million.
- 2.11 In earlier conversations the ODPM indicated that £112 million PFI credits had been set aside for the Council and that it was unlikely that a further increase would be made, however Lambeth were asked to submit the OBC on the basis of

a PFI credit of £114.6 million. It is for this reason that officers are requesting an annual revenue contribution of £558,000 from 2008/09. The estimated figure for the TMO to deliver housing management and maintenance in 2008/09 at Myatts Field North is £885,300. Therefore there is scope within the current revenue budget to meet the £558,000 revenue contribution needed to make the PFI scheme for Myatts Field North affordable.

2.12 The Council was also asked by the ODPM to consider how it would address the following issues and what steps the Council would take to manage risk during the procurement process, these are:

2.12.1 How the Council will meet an increased revenue contribution in the “worst case scenario”, given that the ODPM would not increase PFI credits from the amount agreed by the Treasury.

2.12.2 How the Council will manage the risk of further delays in the timetable.

2.12.3 How the Council will secure planning permission for the scheme before April 2008.

2.12.4 How the Council will Project Manage the procurement process.

2.12.5 How the Council will manage the risk that the market will not be interested in this scheme if there are other opportunities that are comparatively better organised.

2.13 In the event that the tendering process produces bids that exceed the annual revenue contribution of £558,000 from 2008/09 then Officers would look to one or more of the following options for ensuring that the project remains affordable within the agreed financial parameters:

2.13.1 Use mechanisms such as value engineering to reduce the negative impact on scheme finances

2.13.2 Review the output specification for the new build to ensure that this meets the reasonable expectations of the resident community, Council and ODPM;

2.13.3 Increase the density of new build, within the framework provided by the Supplementary Planning Guidelines with a view to increasing the annual revenue available to Myatts Field.

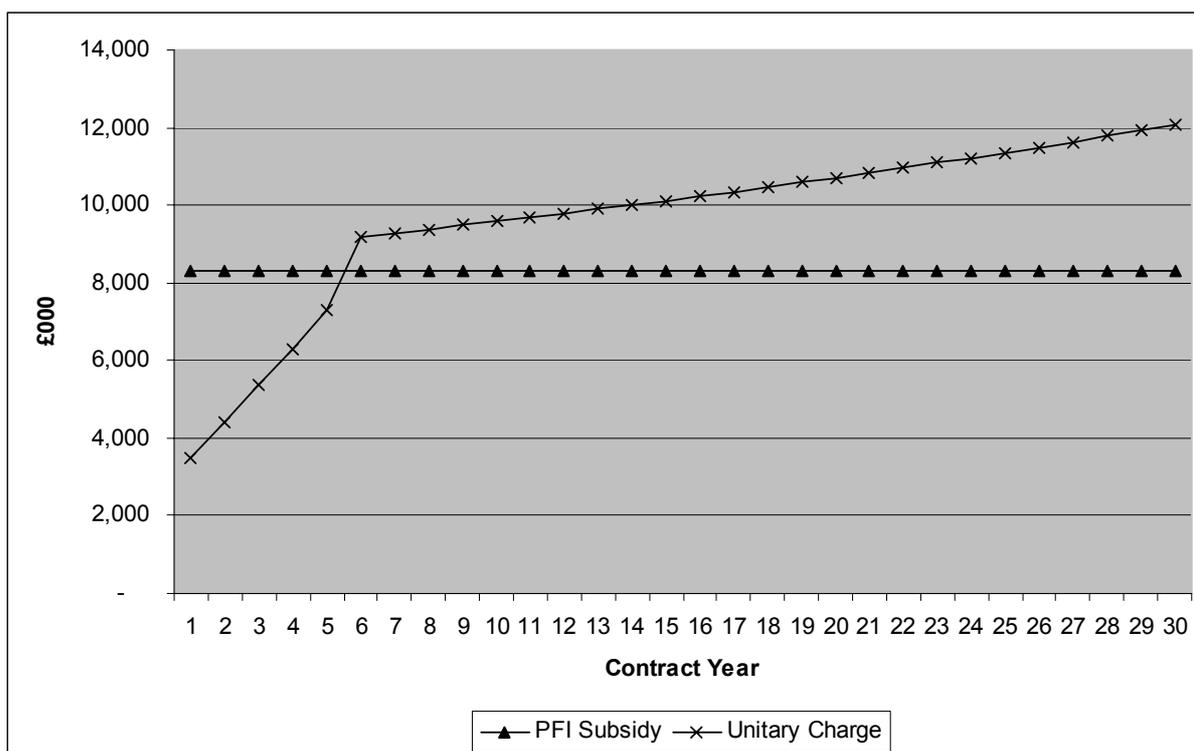
2.14 With respects to risk of further delay, the Myatts Field North PFI Scheme will continue to be stringently managed. Clear milestones have been set within the project plan and a tight output specification will be drawn up prior to tender, to ensure that potential bidders tender within affordable parameters. The timetable allows ten months for discussion before the Council selects a preferred bidder. The purpose of keeping more than one bidder in the process is to ensure:

2.14.1 That there is competition between bidders whilst the Council resolves some of the issues inherent in the process, such as transferring risks to parties best placed to manage them. The experience of early schemes is that if preferred bidder is chosen early in the process the Council’s bargaining power is compromised.

- 2.14.2 To ensure the Council secures best Value for Money.
- 2.14.3 The scheme is affordable within the revenue contribution set aside for the scheme.
- 2.14.4 That best deal is secured for the residents of Myatts Field North.
- 2.15 Furthermore, tight reporting arrangements and clear delegated powers secured to ensure critical decisions can be made promptly and within planned timescales. The planning permission process is under way and this process will be managed tightly to secure planning permission prior to a financial close in April 2008.
- 2.16 At present, the Council is contacting the market in order to update potential bidders leading up to the start of the procurement process and will continue to do so once the procurement process begins in earnest. The Council is being supported by the 4P's partnership and other Local Authorities in order to ensure past lessons are learned prior to procurement commencing.

3. Comments from Executive Director of Finance

- 3.1 The Council is being requested to commit £558,000 per annum from revenue funds in order to secure £112 million PFI credits - an annual PFI subsidy of £8.33 million per annum over 30 years.
- 3.2 The PFI subsidy is fixed at the start of the PFI contract and remains so over the contractual term, except during the first and last years when it is paid pro-rata to the date at which the contract is signed.
- 3.3 The allowance is calculated using a pool rate of 6%, which is fixed at contractual close (see Para 2.5).
- 3.4 The diagram below shows the payment to the contractor over the life of the PFI contract, with the PFI subsidy element being fixed over the contractual term. During the first five year it is assumed in the modelling, and likely to be the case in practice, that the provider will get less than the agreed unitary charge, as it will not be able to deliver to the output specification until all residents are in the new buildings, (this is assumed to be year 6 of the contract). At the same time the PFI subsidy is fixed, therefore the money from the government will exceed the charge the Council pays out in year 1 to 5, which means that the revenue contribution and the surplus from the PFI subsidy can be set aside to mitigate financial risks downstream, such as increase in RTB.
- 3.5 These scenarios will be modelled when we receive priced bids from contractors at Invitation to Negotiate stage, at Best and Final Offer stage and also during the Full Business Case stage.



3.6 Payment in the Other key assumptions which underpin the financial modelling at this stage are:

3.6.1 That initially the contractor will receive 40% of the unitary charge and this will increase as more of the specified outputs are delivered;

3.6.2 That the full unitary charge will be made from Year 6, when the contract is expected to be fully operational; and

3.6.3 That 49% of the unitary charge will be subject to indexation.

3.7 Although the new sum required is 100% more than the original £279,000 agreed by the Executive in 2005, it is small compared to the benefit that would be secured in terms of the annual PFI subsidy and the benefits to Residents at Myatts Field North Estate and adjoining communities through the PFI.

3.8 Furthermore the estimate for providing management and maintenance to Myatts Field North at 2008/09 prices is £885,300.

4. Comments from Director of Legal and Democratic Services

4.1 The Private Finance Initiative (PFI) fundamental purpose is to secure the best use of capital resources available to the public and its aim to help get the maximum amount of capital investment within the existing constraints on capital expenditure control on public bodies.

4.2 Most PFI schemes are based on a "design, build, finance and operate" contract, which operates to transfer the risk for maintenance and performance to the private sector partner as well as those in relation to design and construction. An

external legal adviser has been commissioned to draft the tendering and contract documents

H. M. Treasury requires that a PFI project must demonstrate:

- Value for money
- A genuine transfer of risk to the private sector

4.3 New procedures were introduced by the Government to help provide greater control over PFI procurement and its costs. These can be divided into:

- The pre-procurement stage, the development of the Outline Business Case, liaison with the 4P's (the body established by the Local Authority Association to assist in the process; and
- The formal procurement stage, advertisement of the project, the selection process, the choice of the preferred bidder and the negotiation of the contract

4.4 To test that contracting authorities are likely to obtain best value for money the Office of the Deputy Prime Minister and H M Treasury require the submission of an outline business case in which, among other factors, the affordability and value for money of the project is measured before agreement is given to the release of PFI credits. Financial models within the outline business case would show the gap between current revenue expenditure and the expenditure that would be expected once the work and services are subject of the greater efficiencies of a PFI contract

5. Results of consultation

5.1 Throughout February and early-March 2005, a series of meetings were held on the estate. These included individual block meetings for those properties which are likely to be demolished, a meeting for the residents of the improved properties which will be retained, and a meeting specifically for leaseholders.

5.2 These meetings reported back on the development of the PFI proposals and reinforced earlier sessions explaining how PFI works. The support from the residents generally for PFI as a delivery vehicle was difficult to gauge from these meetings, since we began to see a small but vociferous presence from "Defend Council Housing". They used the absence of a track record in Housing PFI and the negative publicity surrounding earlier PFIs in other sectors to undermine resident confidence.

5.3 A further round of "constituency" meetings was held in June 2005 with tenants whose homes would be demolished, tenants whose homes would be retained, "demolish" leaseholders, "retained" leaseholders/freeholders and short-life licensees. These demonstrated that while there was active opposition to PFI, there was also strong positive support, particularly from those who had attended

"theme groups" - see below. For the first time, there was also a strong sense amongst those attending that the regeneration was definitely going to happen.

5.4 In addition to these general meetings, a series of workshops was held on the estate from April to July 2005 to help establish residents' priorities for inclusion in the ITN documentation. Those workshops were themed around:

- The urban development framework
- Homes and Streets: design standards for the housing and streetscape
- The new park
- The new community centre

5.5 These groups took forward the draft outline spec considerably, and established in-depth contacts, albeit with a relatively small number of residents.

5.6 In July 2005, following a request from the Tenant Management Organisation (see below) a test of opinion was held on the estate. The question put to residents was:

Are you in favour of a PFI scheme improving and redeveloping Myatts Fields North Estate?

5.7 The postal vote was administered by Electoral Reform Services, who organised a series of "call-backs" towards the end of the ballot period to encourage maximum turnout. The result of the vote was as follows:

	Turnout	Yes Vote	No Vote
All tenants	61%	55%	45%
Tenants retained	52%	58%	42%
Tenants demolished	66%	54%	46%
All lease/freeholders	61%	64%	36%
Leaseholders retained	40.5%	59%	41%
Leaseholders demolished	77%	67%	33%

5.8 Given that this test of opinion was organised at short notice (to avoid losing momentum on the PFI procurement timetable), the result represents a very positive endorsement. Besides providing a clear mandate to the Council and the TMO, the exercise had two further beneficial effects: firstly, resident engagement significantly increase, and secondly Defend Council Housing and the local MP (who had been actively supporting their campaign) appear to have accepted that the residents wish to pursue a PFI option.

6. Organisational implications

6.1 Risk management:

- 6.1.1 There are two main spheres of risk to the delivery of the project. The first concerns the obvious risks arising in any procurement – from unanticipated events to the level of competition in the market affecting our assumptions about the tender costs. Officers and consultants have undertaken comprehensive risk analysis and will put in place measures to mitigate risk where it rests with the authority. It is inherent in PFI projects, however, that retained risk is minimised, and the bulk of the risks will be transferred to the PFI contractor.
- 6.1.2 The second area of risk arises before the PFI contract takes effect. It is necessary for the Council to buy out all of the leaseholders in stock, which will be demolished in order for the PFI to proceed. There is no government subsidy for this, and the resources earmarked to Myatts Field North of £2.9m from the capital receipts pot are insufficient to meet the full cost. The intention is therefore to build additional homes for outright sale in order to fund the buy-backs. The modelling currently assumes 187 units for sale, but allowance will be made for increasing this to perhaps 250 should additional funds be required. This could result from either an increase in the current number of leaseholders, or a reduction in the proceeds from the units for sale.
- 6.2 Equalities impact assessment:**
- 6.2.1 Reaching the Decent Homes standard is a key equalities issue, as ethnic minority households, households headed by women, households of older people, and those with disabilities are all disproportionately represented in Council housing. The Decent Homes standard is just part of an approach in attempting to transform the quality of life on Council estates, ensuring greater fulfilment for individual households, within stronger and more supportive communities.
- 6.3 Community safety implications:**
- 6.3.1 The PFI project will make very significant improvements in security through the re-establishment of a conventional street layout, replacing the unsafe public open space with one that has an improved level of surveillance, is more accessible and is owned by local people, and through “secure by design” standards in the new housing.
- 6.4 Environmental implications:**
- 6.4.1 The PFI project will incorporate the Council’s strong commitment to environmental sustainability and reduction in CO2 emissions. Consultants are currently engaged in devising a strategy to deliver the maximum impact in this area with the resources available.
- 6.5 Staffing and accommodation implications:**
- 6.5.1 The existing staff working for the TMO would be protected under the TUPE regulations.
- 6.6 Any other implications:**
- 6.6.1 Vassall ward is the one most disadvantaged in the borough. The proposals will have a positive impact generally within the ward through the improved safety, economic activity and improved reputation of the area and will have a significant impact on the effectiveness of the services provided by partner agencies.
- 6.6.2 A report approving draft Development Planning Guidelines for Myatts Field North for public consultation was agreed by the Executive on the 13/2/2006. The

purpose of producing Development Planning Consultation is to set future decision on the redevelopment of Myatts Field North within Lambeth's Planning Policy framework, and to guide the determination of a future outline Planning Application, likely to be submitted by the Council prior to appoint of a PFI contractor, and any subsequent detailed planning application submitted by the PFI contractor themselves. The draft Development Planning Guidelines address's a number of factors required to create an acceptable development, including Access and Movement, Land Use, Open Space and Public Realm, Scale and Density of Development, Urban Design and Sustainability. Public Consultation on the draft Development Planning Obligations will be completed by end of March 06, and its results of this exercise available to be reported back to the Executive by June 06.

7. Timetable for implementation

7.1.1 Based on the assumption of an OBC approved on 21st March then a contractor will be appointed by April 2008. The demolition and re-provision of the 300 homes would then proceed in phases, with the initial phase being the construction of new homes on existing public open space. A segment of the existing estate would then be decanted into these properties so that it could be demolished, freeing up land for further construction. In this way a largely internal decant operation should be possible – with residents having to move only once and with the strong existing community substantially retained within the redevelopment.

7.2	Submission of OBC	March 2006
7.3	Invitation to Negotiate	September 2006
7.4	Contractor appointed	April 2008
7.5	Final phase completed	2013
