

## **London Borough of Lambeth – Myatts Field North PFI**

Where figures/details are requested, these are provided for the financial year April 2016 to March 2017.

### **A Contract information**

A1) The output/service specification

A2) Any elements of the PFI contract relating to compliance, termination and breakage terms and costs

A3) The Final or Full Business Case

A4) The financial model

A5) Please provide copies of any Settlement Agreements

A6) Name(s) and/ companies supplying the 'approved inspector' responsible for sign off at the end of construction

A7) Please confirm whether

(i) Lambeth Council employed a member of the Institute of Clerk of Works or an inspector of similar standing and assigned them to each construction site

(ii) If employed please confirm the level of qualification, salary associated with this role and how much time was allocated per project/site

A8) Please confirm for each PFI scheme whether Council Building Control was employed or if a private Building Control firm was contracted to inspect and sign off buildings.

### **B Governance Arrangements**

B1) Please provide the 12 months of Unitary Charge invoices and all relevant performance monitoring reports which determine availability/unavailability and therefore the level of payments made on a monthly basis.

**See file PFI Unitary Invoice Payments 2016-17.**

B2) Please provide a full breakdown of any change notices impacting on payments for each PFI project this financial year.

B3) Please state all instances of unavailability and provide details of dates, reasons and related attempts to claim performance deductions (both successful and unsuccessful)

B4) Please provide an itemised breakdown of all internal and external expenditure incurred by the Council in relation to all aspects of administering, auditing, monitoring, managing and carrying out the council's contractual and legal responsibilities towards the PFI Schemes. Such costs and payments may include (but may not be restricted to):

(i) staff costs of the PFI contract clienting team;

See file [PFI Expenditure Categories 2016-17](#)

(ii) tenant and other stakeholder involvement;

n/a

(iii) legal, accountancy, insurance, IT, architectural, surveying and other professional services.

See file [PFI Expenditure Categories 2016-17](#)

B5) For all this expenditure, please provide electronic copies of full invoices, works orders, all relevant tender documents, contracts, and agreements in relation to the above payments

Details of the contracts are found at:  
<http://www.londoncontractsregister.co.uk/Contracts>

Details of tenders, contracts and details of payment over £500 can be found at:  
<http://www.lambeth.gov.uk/elections-and-council/finance-and-payments/financial-information-guide>

B6) Please disclose for each PFI scheme the inflation indexation rate for Unitary Charge payments to the PFI Contractor and explain how the monthly Unitary Charge payments have been calculated using these indexation rates i.e. how much of the payment is indexed and why

Not available

## **C Fire Safety**

C1) Please provide copies of all fire risk assessment reports carried out on all PFI buildings during the last financial year.

C2) Please provide all enforcement or improvement notices served

C3) Please provide a list of all investigations carried out and reports commissioned into fire safety related issues. Include dates and specify who commissioned and carried these out.

## **D Audit information**

D1) Please provide the modelling/methodology behind all fair value assessments of PFI assets and liabilities in 2016/17.

### **J. Private Finance Initiative and Similar Contracts**

As the Council is deemed to control the services that are provided under its PFI contracts, and as ownership of the property, plant and equipment will pass to the Council at the end of the contracts for no additional charge, the assets used are recognised on the Balance Sheet as part of Property, Plant and Equipment.

The original recognition of these assets at fair value was balanced by the recognition of a liability for amounts due to the scheme operator to pay for the capital investment.

The amounts payable to the PFI operators each year are analysed into five elements:

- Fair value of the services received during the year – debited to the relevant service in the Comprehensive Income and Expenditure Statement (CIES)
- Finance cost – debited to the Financing and Investment Income and Expenditure line in the CIES
- Contingent rent – debited to the Financing and Investment Income and Expenditure line in the CIES
- Payment towards liability – applied to write down the Balance Sheet liability towards the PFI operator
- lifecycle replacement costs – proportion of the amounts payable is posted to the Balance Sheet as a prepayment and then recognised as additions to Property, Plant and Equipment when the relevant works are eventually carried out