

Exemption/Public Interest Test – Checklist

Schedule 12A Local Government Act 1972

Report Title: £100 Million Affordable Housing Programme: Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough.

Meeting: Housing & Communities Committee

Date: 3rd November 2021

1. Category of Exemption applied (see Guidance for categories):

Appendix 1 to 5 of the Report titled £100 Million Affordable Housing Programme: Gloucester Centre, Morpeth Close, Orton Longueville, Peterborough is exempt from publication in accordance with paragraph 3 of Schedule 12A of the Local Government Act 1972 on account that the Information relating to the financial or business affairs of any particular person or organization (including the authority holding that information).

Public Interest Test Questionnaire

This is not a definitive list but does provide a set of questions to help decide if information should be confidential

| FACTORS SUPPORTING DISCLOSURE | ANSWER YES/NO |
|--|--------------------------|
| Will disclosure help people to understand and participate in public debate about current issues? | no |
| Will disclosure help people to understand why the Combined Authority has taken certain decisions? | no |
| Will disclosure give the public information about the personal probity (or otherwise) of elected members or council staff? | no |
| Will disclosure encourage greater competition and better value for money for council taxpayers? | yes |
| Will disclosure allow individuals and companies to understand decisions made by the Combined Authority that have affected their lives? | no |
| Is the information about factors that affect public health and public safety? (NB you should be careful if considering the release of information which might adversely affect public health and safety) | no |

| | |
|---|--------------------------------------|
| Will disclosure reveal incompetent, illegal or unethical decision-making or examples of malpractice? | no |
| Will disclosure reveal that such maladministration has not in fact occurred? | no |
| FACTORS SUPPORTING WITHHOLDING INFORMATION | ANSWER YES/NO |
| Will disclosure damage the Combined Authority's interests without giving the public any useful information? | no |
| Will disclosure damage another organisation or person's interests, without giving the public any useful information? | yes |
| Will disclosure give an unfair, prejudicial, or inaccurate view of a situation? | no |
| Will disclosure prevent the effective delivery of services without giving the public useful information? | yes |
| Will disclosure put the health and safety of any group or individuals at risk? | no |
| Is there a clear and coherent reason why the community in general would benefit more from information being withheld? | Yes - Business sensitive information |

Outcome of Public Interest Test

The exempt documents have business sensitive and financial information of a site/scheme details, costs and other influential details such as site plans and details of the site, which if in the public domain could lead to competition from other parties, as the deal is not at a conclusion. The scheme has yet to go through an internal approval process at Cross Keys Homes.

Appendices

1. Location Plan and Indicative Site Layout Plan. (business sensitive)
2. 2.1 Financial Appraisal. (commercially sensitive)
- 2.2 Cashflow Forecast. (commercially sensitive)
3. Risk Analysis. (commercially sensitive)
4. RICS Red Book Valuation (financial info)
5. Affordable Housing Application form (details of grant application and financial info)

Lead Officer Name/Job Title...Azma Ahmad-Pearce.....

Date 18/10/21

Signed off by Director 

Date 19/10/2021

Approved by Monitoring Officer...**R PARKIN**

Date 01.11.21