

Summary - Redactions to the Report

Reference in report	Reason for redaction	Exemption & section of FOIA	Exception & regulation of EIR
4.28 (page 37)	Disclosure of income levels proposed for the affordable units would affect future negotiations on affordable housing.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.19 (page 38)	Disclosure of benchmark land value would give competitors and others whom L&Q negotiate with information as to how the client values such commercial property.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.20 (page 38)	Disclosure of benchmark land value would give competitors and others whom L&Q negotiate with information as to how the client values such commercial property.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.22; 5.23 & 5.24 (page 39)	Disclosure of sales pricing information would give an unfair disadvantage in any future negotiations. It will also negatively impact the Local Authority's future relationships with developer contrary to the public interest.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.26 (page 39)	The provision of rates is prejudicial to L&Qs position in both current and future projects specific to affordable housing.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.27 Table 5.1 (page 39 – 40)	Disclosure of sales pricing information would give an unfair disadvantage in any future negotiations. It will also negatively impact the Local Authority's future relationships with developers contrary to the public interest.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information

5.29 & 5.30 (page 41)	<p>Disclosure of construction costs would prejudice L&Q in any further tendering process. It will also negatively impact the Local Authority's future relationships with developers contrary to the public interest.</p> <p>Disclosure of sales pricing information would put L&Q at an unfair disadvantage in any future negotiations. It will also negatively impact the Local Authority's future relationships with developers contrary to public interest.</p>	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.32; 5.33 & 5.34 (page 41)	Disclosure of construction costs would prejudice L&Q in any further tendering process. It will also negatively impact the Local Authority's future relationships with developers contrary to the public interest.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.35 (page 42)	Disclosure of construction costs would prejudice L&Q in any further tendering process. It will also negatively impact the Local Authority's future relationships with developers contrary to the public interest.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.36 (page 42)	Disclose of finance rates forms part of L&Qs financial modelling. It would therefore be prejudicial to L&Q if it was disclosed and made available to its competitors.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
5.38 (page 43)	Contains information relating to L&Q's profit margin which will have adverse commercial implications.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information

5.39 Table 5.2 (page 43-44)	Contains details of programme and project performance projections which form part of L&Q' s financial model. Disclosure would negatively affect the Local Authority's relationship with developers and would be contrary to public interest.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
6.3 bullet point 3 (page 45)	Disclosure of benchmark land value would give competitors and others whom L&Q negotiate with information as to how the client values such commercial property.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
6.3 bullet point 4 (page 45)	Contains information relating to L&Qs profit margin which will have adverse commercial implications.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
6.4 – scheme revenue & costs (page 45-46)	Contains revenue and cost figures. The former are sales figures; the latter are vector figures and include construction costs. The information is part of L&Qs financial model which is a trade secret and would be prejudicial to L&Q if disclosed.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
6.4 – residual price (excl land costs) (page 46)	Contains information relating to L&Q's profit margins and financial modelling. This information will not provide the public with information that can be used to facilitate their participation in the planning process.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
6.5 (page 46)	Financial modelling and negative impact on the Local Authority which would not be in the public interest.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Inputs and assumptions	Disclosure of any of the redacted information would negatively affect the Local Authority and would not be in the public interest.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information

Appendix 1 – Revenue (shared ownership and affordable rent values)	Contains information that would adversely affect future negotiations on affordable housing.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Revenue (commercial sales values, Blocks A,D,E,G)	Contains information about proposed commercial sales values which would have commercial implications on L&Q.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Revenue (ground rent)	Contains pricing information and vector figures and would have commercial implications on L&Q.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Revenue (car parking)	Contains pricing information and vector figures and would have commercial implications on L&Q.	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Acquisition costs, constructions costs, marketing costs	Contains pricing information and vector figures. This information can be used to reverse engineer L&Q' s financial model.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – other costs	Includes construction costs which would have commercial implications on L&Q	S.41 – confidentiality S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Finance Rate	Disclosure of finance rate forms part of L&Q's financial modelling. It would therefore prejudicial L&Q if it was disclosed and made available to its competitors.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Profit	This profit percentage goes to the heart of L&Q's financial model. Disclosure would be substantially prejudicial to L&Q in future competitive tendering or procurement processes for land in the future as it would enable L&Q's competitors to understand how it calculates its development profit margins.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information
Appendix 1 – Project Length	The details in this appendix relate to L&Q's financial model which is confidential and commercially sensitive.	S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests	Reg.12(5)(e) – confidentiality of commercial information

<p>Appendix 3</p>	<p>This section contains pricing, development performance and profit information. The information in Appendix 3 was provided by an external consultant in confidence and is not in the public domain, therefore to preserve confidentiality this information must remain redacted.</p> <p>Further, it is in the public interest to preserve the confidentiality of this information, so that L&Q (and other developers) will not be deterred from disclosing such information in the future to Local Authorities.</p>	<p>S.41 – confidentiality S.43(2) – commercial interests</p>	<p>Reg.12(5)(e) – confidentiality of commercial information</p>
<p>Appendix 4a</p>	<p>Personal data has been redacted.</p> <p>This section contains pricing information.</p> <p>Disclosure would negatively affect the Local Authority and would be contrary to public interest as it would deter developers from providing any such information.</p>	<p>S.41 – confidentiality S.43(2) – commercial interests S.40 – personal data</p>	<p>Reg.12(5)(e) – confidentiality of commercial information Reg.13 – personal information</p>
<p>Appendix 4b</p>	<p>This section contains pricing information.</p> <p>Disclosure would negatively affect the Local Authority and be contrary to the public interest as it would deter developers from providing any such information.</p>	<p>S.41 – confidentiality S.43(2) – commercial interests</p>	<p>Reg.12(5)(e) – confidentiality of commercial information</p>
<p>Appendix 5</p>	<p>Personal data has been redacted.</p> <p>This section contains pricing information.</p> <p>Disclosure would negatively affect the Local Authority and would be contrary to public interest as it would deter developers from providing any such information.</p>	<p>S.41 – confidentiality S.43(2) – commercial interests S.40 – personal data</p>	<p>Reg.12(5)(e) – confidentiality of commercial information Reg.13 – personal information</p>

<p>Appendix 6</p>	<p>This information contains construction costing information and disclosure would prejudice future negotiations with contractors. Disclosure would negatively affect the Local Authority and be contrary to the public interest as it would deter developers from providing any such information.</p>	<p>S.41 – confidentiality S.43(2) – commercial interests</p>	<p>Reg.12(5)(e) – confidentiality of commercial information</p>
<p>Appendix 7</p>	<p>This section contains a summary of L&Q's financial model which is considered to be a trade secret. Disclosure would negatively affect the Local Authority and be contrary to the public interest as it would deter developers from providing any such information.</p>	<p>S.41 – confidentiality s.43(1) – trade secrets S.43(2) – commercial interests</p>	<p>Reg.12(5)(e) – confidentiality of commercial information</p>