One Public Estate and Land Release Fund

**Purpose**

This report updates the Board on recent funding announcements in relation to the One Public Estate (OPE) and Land Release Fund (LRF).

It also provides an update on interim findings from an external evaluation of the One Public Estate programme and work undertaken to secure new funding for the programme in 2018/19.

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| **Recommendation**  That the Improvement and Innovation Board note the funding awards made by the OPE and LRF programmes. Also the additional updates on work being undertaken to secure future funding and the programme evaluation.  **Action**  Officers to continue to work with both Cabinet Office and the Ministry of Housing, Communities and Local Government to secure funding for 2018/19. |

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| **Contact officer:** | Brian Reynolds |
| **Position:** | Director, One Public Estate |
| **Phone no:** | 07957 401488 |
| **Email:** | [Brian.reynolds@local.gov.uk](mailto:Brian.reynolds@local.gov.uk) |

One Public Estate and Land Release Fund

**Background**

1. OPE is an established national programme delivered in partnership by the Cabinet Office Government Property Unit (GPU) and the LGA. It provides practical and technical support and funding to councils to deliver ambitious property-focused programmes in collaboration with central government and other public sector partners.
2. At its heart, the programme is about getting more from our collective assets. This could be catalysing major service transformation, such as health and social care integration or benefits reform, unlocking land for new homes and commercial space, or creating new opportunities to save on running costs and generate income.
3. One Public Estate:
   1. creates economic growth (new homes and jobs)
   2. delivers more integrated, customer-focused services
   3. generates efficiencies through capital receipts and reduced running costs.
4. Starting in 2013 with just twelve areas, OPE is now working with 319 councils, who work in 75 partnerships, on projects that are transforming local communities and public services across the country. Together, these 75 local OPE partnerships have shown that, with the right expertise and support, a small investment can unlock significant service transformation, local growth and efficiency saving benefits. Expectations are that by 2019/20 these partnerships will have generated 44,000 jobs, released land for 25,000 homes, raised £615 million in capital receipts, and cut running costs by £158 million. Since its inception the programme has provided over £40 million revenue funding to over 450 projects across England.
5. In the Budget 2016 the Chancellor announced that councils would collaborate with central government on a local government land ambition, working with their partners to release surplus land with the capacity for at least 160,000 homes. This local authority land ambition, for which the LGA has pledged its support, sits alongside the central government target to dispose of land for 160,000 homes.
6. In response to this ambition, in August 2017 OPE announced a new partnership with the Ministry of Housing, Communities and Local Government’s (MHCLG) new Land Release Fund (LRF). LRF is a new £45 million capital fund supporting local authorities to bring forward surplus land for housing that would otherwise not be developed. Funding is to be used to support works, such as remediation and the provision of small scale infrastructure, to enable sites to be released for housing development.

**LRF Funding Awards**

1. On 16 February 2018 the Housing Minister, Dominic Raab announced the outcomes of applications to the LRF programme. The announcement confirmed that 79 projects from 40 council areas would receive a share of £45 million funding between 2017/18– 2019/20. The funded projects are anticipated to release local authority land to support the building of up to 7,280 new homes.
2. Programme delivery and reporting will be managed by the OPE’s joint LGA and Cabinet Office programme team via established local OPE partnerships. New governance arrangements for both OPE and LRF have been established involving LGA, Cabinet Office and MHCLG at senior officer level to provide oversite to the programme. As part of programme management closer working relationships to Homes England are in the process of being established.
3. Funding awards for areas that will receive funding in 2017/18 will be made throughout March 2018. A full breakdown of the funding awards is provided in **Annex A**.

**Additional OPE Funding Awards**

1. As Members will be aware in December 2017 the One Public Estate programme announced the outcome of its sixth funding round. The announcement saw £8.7 million awarded to new and existing OPE partnerships. The funding round was heavily oversubscribed with requests totalling over 3.5 times the available £8.7 million budget, meaning many strong projects were unable to receive funding.
2. Given this, LGA and Cabinet Office OPE leads successfully lobbied for additional funds. In March 2018 OPE received an additional £4.7 million funding for 2017/18. £4.2 million of this funding will be distributed to OPE partnerships to deliver new OPE projects which would have received funding through phase 6 but didn’t due to initial funding limitations. The remaining £0.5 million has been provided to establish a new Homes for NHS Staff Pilot with the Department for Health and Social Care. A full breakdown of funding awards is provided in **Annex B.**

**Homes for NHS Staff pilot programme**

1. In October 2017, the Secretary of State for Health and Social Care (SofS) announced a national expectation that, when local NHS estate owners are disposing of surplus land, NHS staff will be given a right of first refusal to buy or rent affordable homes built on that land. The government has an ambition of providing 3,000 staff homes via the Homes for NHS Staff policy.
2. To support the delivery of the policy, the LGA and the Cabinet Office has developed a London pilot focusing on early win exemplar sites that can be brought forward to deliver new affordable homes for NHS staff. We will be working with the London Estate Delivery Unit, which is hosted by the Greater London Authority, to manage the pilot with the London Boroughs of Barnet, Bexley, Croydon, Lewisham and Kingston. The total OPE funding awarded is £500,000.

**OPE Programme Evaluation**

1. In December 2017 the OPE programme commissioned an external evaluation of the programme to review its performance since inception in 2013. A consortia of Steer Davies Gleave (SDG) Development, CBRE and Newcastle University Centre for Urban and Regional Development (CURDS) were commissioned to undertake the works.
2. The evaluation consists of three core elements:
   1. A review of performance and progress against objectives of the programme to date.
   2. A forward looking scoping exercise, providing recommendations to guide a future operational model. This would consider future funding opportunities for the programme including attracting private sector/institutional capital investment.
   3. A best practice review of public sector land and property initiatives outside of OPE. Done with the aim of identifying good practice to share with the wider public sector and to support shaping our future programme offer.
3. In March 2018 the external evaluators reported interim findings on elements 1 and 3 of the evaluation. The interim findings are overall positive:
   1. The performance review has indicated that the programme demonstrates robust programme management and performance management processes.
   2. It recognises that the programme offer of revenue funding to establish projects, provide local project management resource and support through OPE regional teams is a model welcomed by the sector, with no one element standing out as more important.
   3. Local feedback has advised that the programme has helped raising games by filling gaps in expertise and increasing levels of ambition.
   4. Also, that the programme is seen as a stamp of credibility– in garnering local political support and elevating the profile of an initiative with project partners.
   5. A review of best practice from land and property experts such as RICS and Centre for Cities has also shown that OPEs model of assisting public sector collaboration, developing strong data and cross organisational strategies is the right one to maximise the use of public land and property.
4. A final evaluation report is due in spring 2018. The report will build on interim findings after further consultation with local and central government property leads. The report will also include recommendations for how the programme could attract private sector investment and expertise to help the long term delivery of OPE projects.

**Future OPE funding for 2018/19**

1. The 6 phase of OPE saw the programme issue councils the remaining £8.7 million funding available from the funding allocation of £31 million announced in the Autumn Statement 2015. Work is currently ongoing to secure additional funding to enable further expansion of the OPE programme.
2. Cabinet Office have reached an agreement with HM Treasury to secure central programme management costs for the joint LGA and Cabinet Office team. This agreement will cover the team running costs for the national programme until March 2019/2020.
3. In addition to the central team resource, OPE leads are in advanced discussions with MHCLG over an additional £15m revenue funding to be issued to councils in 2018/19. The terms of the agreement are still to be finalised and a verbal update will be provided at the meeting.

**Annex A: LRF Funding Awards**

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| **Local Authority** | **Project** | **LRF Funding 2017/18** | **LRF Funding 2018/19** | **LRF Funding 2019/20** |
| Blackburn with Darwen Borough Council | Newfield Dev Area | £32,000 |  |  |
| Fishmoor Drive | £35,000 |  |  |
| Blackburn with Darwen - Griffin | £670,000 |  |  |
| Blackpool Council | Blackpool - Bispham Road | £1,050,000 |  |  |
| Blackpool Rd - Poulton | £300,000 | £790,000 | £610,000 |
| Blackpool - Ryscar Way | £250,000 | £100,000 | £50,000 |
| Breckland Council | Shipdham | £300,000 |  |  |
| Brighton & Hove City Council | Kensington Street | £36,000 | £108,000 |  |
| Victoria Road | £144,000 | £226,000 |  |
| Selsfield Drive | £80,000 | £255,000 |  |
| Bristol City Council | Haldon Close Bristol, BS3 5LW | £220,000 |  |  |
| 2-20 Filwood Broadway, Bristol | £390,000 |  |  |
| Kingswear, Knowle West. | £250,000 |  |  |
| Bath Rd, Totterdown | £270,000 |  |  |
| Whitehouse Centre, Fulford Rd | £2,680,000 |  |  |
| Broadland District Council | Rosebery Road, Great Plumstead | £160,000 |  |  |
| Durham County Council | Former Stanley School of Technology Housing Develop |  | £50,000 | £1,200,000 |
| Self-Build Housing Development | £810,000 |  |  |
| Essex County Council | Moulsham (Chelmsford) | £125,757 |  |  |
| St Peters (Chelmsford) | £925,000 |  |  |
| Friary (Maldon) | £70,000 | £185,735 |  |
| Rocheway/Millview (Rochford) | £422,110 |  |  |
| Hampshire County Council | Mill Chase Academy | £1,200,000 |  |  |
| Hartlepool Borough Council | Seaton Lane Sites |  | £112,000 | £93,000 |
| Herefordshire Council | Bromyard Depot | £225,000 |  |  |
| London Borough of Barnet | Pinkham Way | £250,000 | £1,250,000 |  |
| London Borough of Bexley | West Street |  |  | £142,093 |
| Walnut tree depot | £250,753 |  |  |
| Bridge Street Road | £117,018 |  |  |
| Nags Head Lane - Bexley |  |  | £91,943 |
| London Borough of Lambeth | Fenwick South | £825,000 |  |  |
| Luton Council | Taylor Street | £855,545 |  |  |
| Maidstone Borough Council | Brunswick St / Union St | £658,000 |  |  |
| Mendip District Council | Easthill, Frome |  |  | £420,000 |
| Cemetery lane, Street | £210,000 |  |  |
| Norbins Road, Glastonbury |  |  | £84,000 |
| North Parade, Frome |  |  | £112,000 |
| Newcastle on Tyne City Council | NCC Package of sites (Losh Terrace, Manor Park, Wansford Avenue, Newburn Road) | £525,000 |  |  |
| North Devon Council | Seven Brethren, Barnstaple | £200,000 | £1,000,000 | £1,000,000 |
| Norwich City Council | Mile Cross depot enabling works | £980,000 |  |  |
| Nottinghamshire County Council | Residential Development Eastwood | £1,000,000 |  |  |
| Plymouth City Council | Colin Campbell House/Colin Campbell Court | £1,000,000 |  |  |
| Bath Street West | £1,000,000 | £500,000 |  |
| Stirling House, Honicknowle | £250,000 |  |  |
| Corporate Asset Release Programme |  | £407,500 |  |
| Land at Prince Maurice Road, Lipson Allotments |  | £275,000 | £250,000 |
| Efford Health and Wellbeing Hub |  |  | £250,000 |
| Rochford District Council | Freight House and RDC Offices (Rochford) | £204,125 |  |  |
| Rotherham Metropolitan Borough Council | Project One: Housing Delivery - Rothwell Grange & Copewell Lodge | £300,000 |  |  |
| Project Two: Place Based Transformation | £150,000 |  |  |
| Rushcliffe Borough Council | Depot- Housing Development - West Bridgford | £300,000 |  |  |
| Salford City Council | Salford Development Site, Astley Road |  |  | £500,000 |
| Swinton Transformation, Salford |  | £110,000 |  |
| Little Hulton Residential Development, Longshaw Drive, Salford | £90,000 |  |  |
| Scarborough Borough Council | Depot Rationalisation, Scarborough | £50,000 |  |  |
| Shropshire Council | Ellesmere Remediation | £20,000 | £524,507 |  |
| South Gloucestershire Council | Emersons Green Lane, Bristol |  |  | £150,000 |
| Station Road, Yate | £230,000 |  |  |
| Land at Savages Wood Road, Bradley Stoke |  |  | £200,000 |
| Land at Woodlands, Tytherington |  |  | £100,000 |
| 32 Gloucester Road/Castle 6th form, Thornbury | £720,000 |  |  |
| Charborough Road, Filton | £500,000 |  |  |
| Woodend Road, Frampton Cotterell | £15,000 | £160,000 |  |
| Lower Stone Close, Frampton Cotterell |  |  | £20,000 |
| Eastbury Close, Thornbury |  |  | £30,000 |
| South Ribble Borough Council | South Ribble - Bamber Bridge and Lockstock Hall | £126,000 | £236,000 |  |
| St Edmundsbury Borough Council | St Olaves Road, Bury St Edmunds | £670,000 |  |  |
| Stevenage Borough Council | Kenilworth Close / Burwell Road and Gresley Way | £900,000 |  |  |
| Swindon Borough Council | John Street Car Park redevelopment | £50,000 | £350,000 |  |
| Teignbridge District Council | Newton Abbot, Bradley Lane | £1,000,000 | £1,500,000 |  |
| Torbay Council | Victoria Square, Paignton |  | £450,000 | £450,000 |
| Preston Down Road, Paignton |  |  | £1,100,000 |
| Collaton St Mary, Paignton |  |  | £1,976,000 |
| West Yorkshire Combined Authority | Phase 1 Small Housing Sites |  |  | £662,125 |
| Wiltshire Council | Land Assembly Next Phase | £80,000 | £620,000 |  |
| Worcester | Sansome Walk | £750,000 | £150,000 | £600,000 |
| Worcestershire County Council | The Pines | £36,000 | £144,000 |  |
| Kingsfield |  | £30,000 | £120,000 |
| Wycombe District Council | Bassetsbury Allotments | £40,000 | £460,000 |  |

**Annex B: Additional OPE Funding Awards**

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| **Partnership** | **Lead Council** | **Local Authorities in Partnership** | **Total Allocation** |
| N/A – Homes for NHS Staff Pilot Programme | N/A | London Borough of Croydon | £70,000 |
| London Borough of Barnet | £70,000 |
| Royal Borough of Kingston upon Thames | £70,000 |
| London Borough of Lewisham | £70,000 |
| London Borough of Bexley | £70,000 |
| Buckinghamshire Public Estates Partnership | Buckinghamshire County Council | Buckinghamshire County Council  Aylesbury Vale District Council  Wycombe District Council  Chiltern District Council  South Bucks Council | £75,000 |
| Cornwall | Cornwall Council | Cornwall Council | £100,000 |
| Devon and Torbay OPE Partnership | Devon County Council | Devon County Council  Torbay Council  East Devon District Council  East Devon District Council  Exeter City Council  Mid Devon District Council  North Devon District Council  South Hams District Council  Teignbridge District Council  West Devon District Council | £175,000 |
| Essex | Essex County Council | Essex County Council  Braintree District Council  Epping Forest District Council  Maldon District Council  Rochford District Council  Tendring District Council  Uttlesford District Council | £193,500 |
| One Gloucestershire | Gloucestershire County Council | Gloucestershire County Council  Cheltenham Borough Council  Cotswold District Council  Forest of Dean District Council  Gloucester City Council  Stroud District Council  Tewkesbury Borough Council | £25,000 |
| Greater Brighton Partnership | Brighton and Hove City Council | Brighton and Hove City Council  Worthing Borough Council  Adur District Council  Mid Sussex District Council  Lewes District Council | £180,000 |
| Greater Lincolnshire One Public Estate |  | West Lindsey District Council  East Lindsey District Council  City of Lincoln Council  South Holland District Council  Boston Borough Council  North Kesteven District Council  South Kesteven District Council  North East Lincolnshire Council  North Lincolnshire Council  Lincolnshire County Council | £87,271 |
| Greater Manchester Combined Authority | Greater Manchester Combined Authority | Oldham Metropolitan Borough Council  Rochdale Metropolitan Borough Council  Bolton Metropolitan Borough Council  Trafford Metropolitan Borough Council  Wigan Metropolitan Borough Council  Manchester City Council  Salford City Council  Stockport Metropolitan Borough Council  Bury Metropolitan Borough Council | £66,670 |
| Kent Estates Partnership | Kent County Council | Kent County Council  Tunbridge Wells Borough Council  Swale Borough Council  Shepway District Council  Ashford Borough Council  Medway Council\*  Thanet District Council  Canterbury City Council  Dartford Borough Council  Dover District Council  Gravesham Borough Council  Maidstone Borough Council  Sevenoaks Borough Council  Tonbridge & Malling Borough Council | £145,000 |
| Lancashire Combined Authority | Blackburn with Darwen Borough Council | Blackburn with Darwen Borough Council  Blackpool Council  Burnley Borough Council  Chorley Council  Fylde Borough Council  Lancashire County Council  Lancaster City Council  Pendle Borough Council  Preston City Council  Rossendale Borough Council  South Ribble Borough Council  West Lancashire Borough Council | £186,000 |
| London Borough of Barnet | London Borough of Barnet | London Borough of Barnet  London Borough of Brent\*  London Borough of Harrow | £60,000 |
| London Borough of Bexley | London Borough of Bexley | London Borough of Bexley  London Borough of Lewisham\* | £50,000 |
| London Borough of Brent | London Borough of Brent | London Borough of Brent\* | £60,000 |
| London Borough of Lewisham | London Borough of Lewisham | London Borough of Lewisham | £80,000 |
| London Borough of Richmond upon Thames | London Borough Richmond upon Thames | London Borough of Richmond upon Thames | £130,000 |
| London Borough of Waltham Forest | London Borough of Waltham Forest | London Borough of Waltham Forest | £200,000 |
| Leicestershire Partnership | Leicester City Council | Leicester City Council  Oadby and Wigston Borough Council  North West Leicestershire Council  Hinckley & Bosworth Council  Harborough District Council  Charnwood Borough Council | £50,000 |
| Liverpool City Region | Liverpool City Council | Liverpool City Council  Halton Borough Council  Knowsley Borough Council  St Helens Borough Council  Sefton Borough Council  Wirral Borough Council | £85,000 |
| Luton One Public Estate Partnership | Luton Borough Council | Luton Borough Council | £50,000 |
| Medway Partnership | Medway Council | Medway Council  Kent County Council\* | £50,000 |
| Norfolk Partnership | Norfolk County Council | Breckland District Council  Broadland District Council  Great Yarmouth Borough Council  King's Lynn and West Norfolk Borough Council  Norfolk County Council  North Norfolk District Council  Norwich City Council  South Norfolk District Council | £160,000 |
| North East One Public Estate Partnership | Newcastle City Council | Newcastle City Council  Gateshead Council  Northumberland County Council  North Tyneside Council  Durham County Council  South Tyneside Council | £96,000 |
| North Midlands | Derbyshire County Council | Derbyshire County Council  Derby County Council  Amber Valley Borough Council  Erewash Borough Council  Bolsover District Council  Chesterfield Borough Council  North East Derbyshire Council  High Peak Borough Council  Derbyshire Dales District Council  High Peak Borough Council  South Derbyshire District Council  Nottinghamshire County Council  Nottingham City Council  Rushcliffe Borough Council  Mansfield District Council  Ashfield District Council  Broxtowe Borough Council  Newark and Sherwood District Council  Gedling Borough Council  Bassetlaw District Council | £125,000 |
| North Yorkshire Authorities Property Partnership | North Yorkshire County Council | Ryedale District Council  Richmondshire District Council  Scarborough Borough Council  North Yorkshire County Council  Hambleton Borough Council  Harrogate Borough Council  Craven District Council  Selby District Council | £105,000 |
| Oxfordshire | Oxfordshire County Council | Oxfordshire County Council  Cherwell District Council  Oxford City Council  South Oxfordshire District Council  Vale of White Horse District Council  West Oxfordshire District Council | £105,000 |
| Portsmouth Harbour Partnership | Portsmouth City Council | Portsmouth City Council  Gosport Borough Council | £127,500 |
| Royal Borough of Kensington and Chelsea | Royal Borough of Kensington and Chelsea | Royal Borough of Kensington and Chelsea | £100,000 |
| Rutland One Public Estate (ROPE) | Rutland County/Unitary Council | Rutland County/Unitary Council | £75,000 |
| Sheffield City Region | Sheffield City Council | Sheffield City Council  Rotherham Metropolitan Borough Council  Doncaster Metropolitan Borough Council  Barnsley Metropolitan Borough Council  Bolsover District Council  Bassetlaw District Council  Derbyshire Dales District  North East Derbyshire District Council | £80,000 |
| Southampton One Public Estate Board | Southampton City Council | Southampton City Council | £150,000 |
| SPACES – East Sussex | East Sussex County Council | East Sussex County Council  Brighton & Hove City Council  Eastbourne and Lewes Council  Hastings Borough Council  Rother District Council  Wealdon District Council | £75,000 |
| Surrey Public Estate Partnership | Surrey Heath Borough Council | Surrey County Council  Surrey Health Borough Council  Tandridge District Council  Waverley Borough Council  Elmbridge Borough Council  Spelthorne Borough Council  Woking Borough Council  Runneymede Borough Council  Mole Valley Borough Council  Guildford Borough Council  Epsom & Ewell Borough Council  Reigate and Banstead Borough Council | £79,000 |
| Tees Valley Community health and wellbeing integration | Tees Valley Combined Authority | Hartlepool Borough Council  Middlesbrough Borough Council  Darlington Borough Council  Stockton Borough Council  Redcar and Cleveland Borough Council | £60,000 |
| Connecting Warwickshire | Warwickshire County Council | Warwickshire County Council  North Warwickshire Borough Council  Nuneaton & Bedworth Borough Council  Rugby Borough Council  Stratford Upon Avon District Council  Warwick District Council | £100,000 |
| West London OPE Partnership | London Borough of Harrow | London Borough of Harrow\*  London Borough of Ealing  London Borough of Hammersmith & Fulham  London Borough of Hounslow  London Borough of Barnet\*  London Borough of Brent\* | £364,778 |
| West Midlands Combined Authority | Sandwell Metropolitan Borough Council | Birmingham City Council  Cannock Chase District Council\*  Coventry City Council  Dudley Metropolitan Borough Council  Sandwell Metropolitan Borough Council  Solihull Metropolitan Borough Council  Walsall Council  City of Wolverhampton Council | £57,000 |
| West of England OPE Partnership | Bath & North East Somerset Council | Bath & North East Somerset Council  North Somerset Council  South Gloucestershire Council  Bristol City Council | £225,000 |
| West Sussex One Public Estate Partnership | West Sussex County Council | West Sussex County Council  Chichester District Council  Adur District Council  Arun District Council  Mid Sussex District Council  Horsham District Council  Worthing Borough Council  Crawley Borough Council | £140,000 |
| West Yorkshire Combined Authority | Calderdale and Kirklees | City of Bradford Metropolitan District Council  Calderdale Metropolitan Borough Council  Craven District Council  Harrogate Borough Council  Kirklees Council  Leeds City Council  Selby District Council  City of Wakefield Metropolitan District Council | £130,000 |
| Worcestershire One Public Estate Partnership | Worcestershire County Council | Worcestershire County Council  Wyre Forest District Council  Bromsgrove & Redditch Councils  Wychavon District Council  Malvern Hills District Council  Worcester City Council | £120,000 |