

Unlocking future growth and investment through public and private collaboration

Purpose

For information.

Summary

This report aims to update Board members on joint work that the LGA and British Property Federation (BPF) have been doing to reflect how the policy landscape has changed in the last 5 years to unlock commercial developments and how councils, developers and Government will need to respond to achieve the best outcomes.

Cllr Martin Tett (Chairman of the Board) has invited Rachel Campbell from the British Property Federation (BPF) and Will Colthorpe, Argent and Chair of the BPF's Development Committee and Pete Gladwell, Head of Public Sector Partnerships, Legal and General to provide a fresh and strategic perspective from the development and investor industry as well as lead a discussion which will help feed into the LGA's and BPF's ongoing policy work, in particular in relation to the Government's anticipated review of industrial strategy.

Biographies of the speakers are attached at [Appendix A](#). Examples of innovative partnerships between the private sector and local authorities is attached at [Appendix B](#).

Recommendations

That the Board;

1. Note the update and provide feedback to shape future joint work between the BPF and LGA.
2. Discuss and highlight key issues in relation to councils' approach to public/ private collaboration and adopting a more commercial mindset.

Action

Officers to progress in line with members' directions.

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Background

1. The BPF and LGA published 'Unlocking Growth Through Partnership' in 2012, recognising that the model of funding development and infrastructure that had worked for the previous 15 years was no longer functional in a low-growth, post-crash world. Based on a series of roundtable discussions and place-based studies, we examined how the public and private sectors could work together to stimulate the economy and create successful and vibrant places.
2. While some lessons are still valid four years on, the policy landscape has changed with local authority resourcing challenges; increased devolution of powers and continuing alterations to the planning system. Furthermore, proposed business rates reforms from 2020 will see local authorities retaining 100% of their business rate income, heralding a renewed emphasis and incentive on growing the local business base and bringing forward development. The BPF and LGA therefore decided to revisit the topic and commence on a further place-based study to update the recommendations and work towards creating thriving partnerships and packages of support which are able to fund the infrastructure and development critical to the country's growth.
3. The findings were informed through focused discussions with Southampton and Milton Keynes councils and the BPF will highlight key messages at the Board meeting. The findings will also be captured in a short report which will be launched jointly by the BPF and LGA on the 25th January. Members from the EEHT Board have been invited to this event.

Issues

4. Councils continue to seek opportunities to unlock wealth and job creating opportunities through regeneration and new developments and increasingly doing so through a range of innovative partnerships with the private sector and through adopting a more commercial approach. A range of examples is attached at **Appendix B**.
5. However, there are lessons for all councils in terms of how they attract the best outcomes from private sector investment and know-how. This is an opportunity for Board members to explore questions such as:
 - 5.1. How we work better together to achieve growth and investment – including vital local infrastructure; what's holding us back?
 - 5.2. What are the development and investor industry views on what makes a good public sector partner?
 - 5.3. What more can be done to maximise land-values and the benefits to commercial and public sector?

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5.4. What attracts investors to a particular place? What should an attractive offer be?

5.5. How can those places that have ambition but lack the know-how/ capacity be helped? What can they do themselves?

5.6. What more could central Government (and others) be doing to help local efforts in attracting investment and public/ private collaboration?

Implications for Wales

6. There are no specific implications for Wales.

Financial Implications

7. There are no financial implications for the LGA implied in the content above.