



Cabinet Office



Ministry of Housing,
Communities &
Local Government



Local
Government
Association

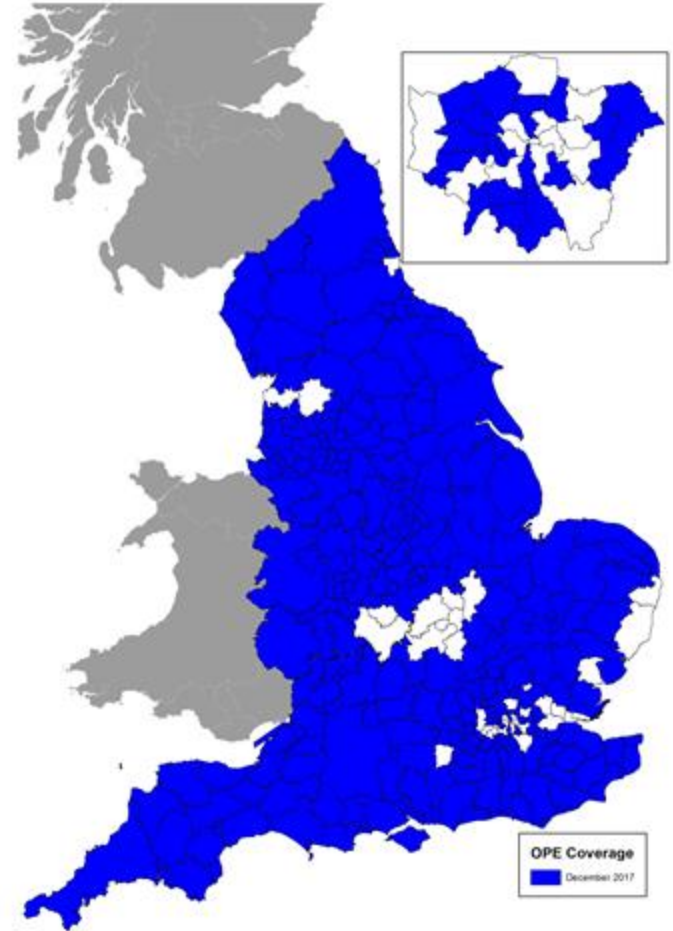
One Public Estate and the Land Release Fund

Brian Reynolds, Local Government Association



Programme scale

- From 12 pilot areas...
- ...to 319 councils in 75 partnerships
- 13 main government departments
- 400+ projects
- Partnership working
 - Single council-led partnerships
 - Combined Authorities
 - Devolution areas
 - Neighbouring boroughs





It's all about partnerships



- Cabinet Office and the Local Government Association
- Bespoke local property boards
- Central Government Departments
- Wider public sector partners
- One Public Estate & MHCLG's Land Release Fund
- Next? Housing, and institutional investors





Achievements to date



£63m



£18m



5,500 +



Land released for
3,600



73 co-locations



Working with 9 in 10 councils



Pool of Experts

One Public Estate
&
Land Release Fund

Partnering across government



The housing commitment

Central Government

- Prime Minister commitment to 1m new homes by 2020
- Government commitment to release land for 160,000 homes by 2020
- A new Ministry for Homes, Communities and Local Government
- Homes England scaling up

Local Government

- The LGA has pledged that councils will match the Government's target of 160,000 homes on council land by 2020
- 476,000 planning applications received between October 2016 and September 2017 88% approved

Innovative Solutions

- Council housing delivery companies and JVs with private sector
- MMC - offsite construction





Maximising housing

LB Brent - Northwick Park

Local Context

- University of Westminster
- Northwick Park Hospital
- Hospital Development Site
- Network Housing Development Site
- RAF Drive
- Northwick Park
- Residential Area



- Multiple land ownership between University of Westminster, Network Homes, NHS Trust and LB Brent
- Previous attempts by NHS Trust to develop part of site in isolation failed
- OPE provided £270k for masterplanning activity anticipating c. 400 homes
- Development advice funded via OPE has resulted in additional land holdings, land swaps being considered. The marriage values from the sites providing funding for infrastructure
- Development increased in scale from 400 to potentially over 1,800 new homes



Huntingdonshire housing growth



Current Status

- MOD has declared Wyton Airfield and RAF Molesworth surplus – together over 250 hectares
- MOD anticipating the development of 4,500 homes on Wyton and 2,000 homes at Molesworth
- LPA considers both sites unsustainable at that level of housing – generates insufficient resources for essential infrastructure.

OPE solution

- A partnership approach with Huntingdonshire BC delivering economies of scale required for major infrastructure funding
- Additional housing land enabling a Garden Town development of c. 15,000 homes.
- Proposals will give land uplift value to the MOD covering further development costs





Working together - Homes for NHS staff

Ambition

- Government ambition of 3,000 NHS staff homes
- Contributing to national targets of delivering 26,000 homes on surplus health land
- 80% of homes being built on NHS land are for market sale with 20% affordable*.
- Set against many council Local Plans setting targets of 35% affordable homes.

OPE support

- Senior resource housed at GLA to drive pilot
- 5 Pilot areas in London provided with funding and expertise to develop schemes
- Enhanced delivery in London - via Devo



*http://neweconomics.org/2018/01/no-homes-for-nurses/?_sf_t_latest=research



In Summary

- Partnership working is critical to success
- Early engagement equally important
- Be prepared to negotiate to deliver the best local outcomes. You may have differing objectives at the outset but a middle ground can be reached
- Local and central government have shared national priorities:
 - integrated health and social care
 - Building new homes with a mix of tenures appropriate for the communities that need them
 - Employment at least as important as housing