



One Public Estate

Strategies for bringing forward public sector land for development

Brian Reynolds, Programme Director OPE

- Outlining OPE
- The public estate
- Government reform
- Central and Local Government housing targets

Philip Simpkins, Chief Executive of Bedford Borough Council

- Transforming Bedford case study



One Public Estate

What is it?

- Partnership between central (Cabinet Office) and local (LGA) government
- **Supports councils to be leaders of place on asset management**

Designed to allow councils and central government and Agencies to release assets, share assets, and get better economic value from public land and property.

Three key objectives:

1. Create **economic growth** (including homes and jobs)
2. Help deliver **integrated services**, particularly Health & Social Care
3. Generate efficiencies: **capital receipts and reduced running costs**

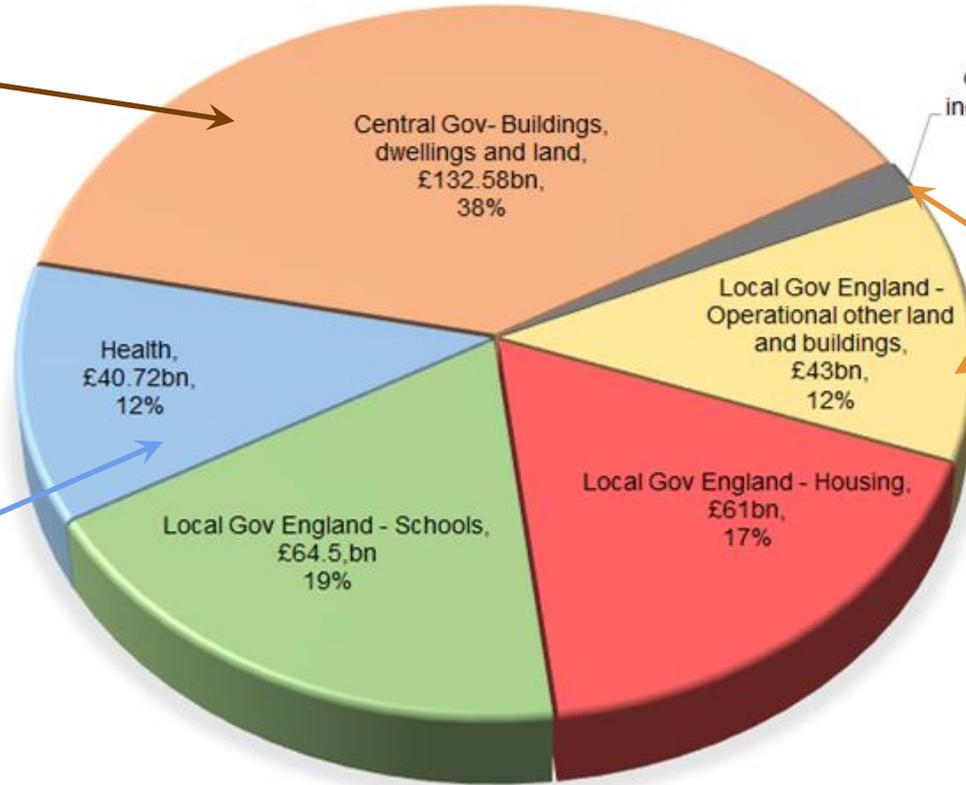


The public estate

- Hubs
- New Property Model
- Asset Efficiency
- One Public Estate



- Core DH and small ALBs subject to central controls
- NHS Property Services & NHS Trusts/FTs score towards £5 billion asset sales
- One Public Estate



Other authorities including Police and Fire, £6bn, 2%

One Public Estate

Whole Public Sector Asset Base: £347.8bn*

* Central Government source - Whole Government Accounts 2012/13 p.91, (Dwellings/Land/Buildings) net book value £347.8bn
Local Government source - DCLG Local Government Financial Statistics England No.23, May 2013, p.103



Context in Government: Reform



Justice

Investment in the court and prison programmes is set to enable the Ministry of Justice to release land for more than 5,000 homes.



Defence

MoD has identified that almost 130,000 hectares of surplus land, on 91 MoD sites, will be disposed of for redevelopment.



Education

The Education Funding Agency (EFA) is responsible for acquiring sites for over 500 free schools.



Employment

DWP announced plans to reduce its estate (mainly JCPs) by 20%,. And so reduce its costs by around £180 million a year for the next 10 years.



Health

The NHS has a target to deliver 28,000 new homes on surplus land. Awaiting the Naylor Review for details.



Transport & Infrastructure

Dept. of Transport to release land for 38,000 new homes.
Network rail to release land for 12,000 of these



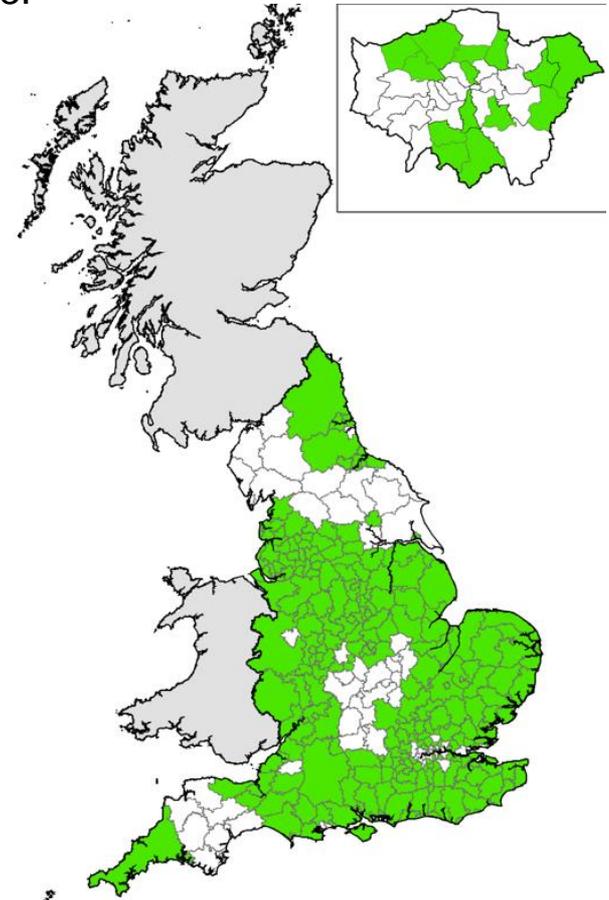
Government Hubs

The Government Hubs programme aims to consolidate government's c.800 offices into c.200 by 2023.



History

- We began OPE as a pilot programme with 12 councils in 2013.
- We now have over 250 councils on the programme.
- Nearly $\frac{3}{4}$ of all councils in England are involved in the programme.



Forecast benefits

The partnerships have forecast benefits of at least:

- £415 million in capital receipts
- £98 million in running cost savings
- 43,300 new jobs and
- 25,000 new homes by 2020.



One Public Estate - How we work

The Essentials

- asset recording and mapping
- shared vision and programme for public sector assets
- establishing an appropriate partnership and governance
- dedicating resource to implementation
- reporting progress and benefits.



Our Support

- funding
- professional support from LGA and GPU
- specialist assistance to unlock specific projects
- access to central government
- access to a network of local and central government OPE practitioners; sharing good practice
- ministerial Star Chamber to help overcome barriers
- facilitated Opportunities Workshops to identify new projects to take forward
- continued development



Central Government

Two strategic housing objectives for this Parliament:

- driving up housing supply, and
- Addressing housing needs.

Aims:

- deliver 1m new homes by 2020
- 160,000 homes on public land by 2020.

Net government spending on housing amounted to c.£28 billion in 2015-16.

The largest element of government spending on housing is housing benefit (£20.9 billion in 2015-16)

Local Government

Shared ambition with our Member councils: 160,000 new homes on LA land.

Land

Councils will sell £11.2 billion of land and property by 2020 to facilitate house building (twice central government's target of £5bn).

Planning

Consents for residential development rose by 59% between 2011 and 2015. But the number of building starts rose by just 29%.