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Report to: Land and Assets Panel

Date: 13 October 2017

Subject: One Public Estate Group Update

1 Purpose

- 1.1 To provide the Land and Assets Panel with an update on the partnership's progress with the delivery of the One Public Estate programme (OPE) Phase 4 and Phase 5 schemes and to seek comment on the outline proposals for a partnership expression of interest bid for phase 6 funding.

2 Information

- 2.1 OPE is an established national programme delivered in partnership by the Cabinet Office Government Property Unit (GPU) and the Local Government Association (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. OPE partnerships across the country have shown the value of working together across the public sector and taking a strategic approach to asset management. At its heart, the programme is about getting more from collective assets - whether that's catalysing major service transformation such as health and social care integration and benefits reform; unlocking land for new homes and commercial space; or creating new opportunities to save on running costs or generate income.
- 2.2 All current WYCA local authority partners have met the minimum criteria for membership of OPE, uploading all operational buildings onto ePIMS with Bradford, York and Wakefield confirming all additional land data has been entered.
- 2.3 Craven, Harrogate and Selby Chief Executives have indicated an intent to join the OPE programme and WYCA partnership, which if agreed, would be formalised as part of the Phase 6 Expressions of Interest WYCA submission. Confirmation has been received that Craven Council has obtained approval to join the programme. Harrogate and Selby councils have been asked to consider the same at their Council meetings in August / September. The governance and confirmation from Harrogate and Selby is expected shortly.
- 2.4 Jacqui Gedman, Chief Executive of Kirklees, is now Chief Executive Lead for Housing and Planning, and will Chair subsequent OPE group meetings.

- 2.5 A representative of the Homes and Communities Agency has joined the OPE Project group. Attendance and invites to attend future Board meetings is to be discussed with the new OPE Chair following a review of current and future strategic aims and objectives of the OPE programme. This will include a review of invitations to representatives from other government departments including 'blue light' organisations, further education and potentially other Government Departments.
- 2.6 A core officer group has met between quarterly Project Board meetings to consider programme management and project specific delivery in more detail. Programme management of the programme on going with partners with quarterly monitoring, latest monitoring return submitted July 2017 and with the next return due in October 2017.

Delivery update

- 2.7 Phase 4 projects are on target and milestones met with the exception of the Bradford Hub scheme which is dependent on partner organisations entering lease agreements. All Phase 5 projects have commenced and the Leeds Health Acceleration is well-advanced with opportunities identified to offer co-location for General Practitioners and deliver new modes of care. Delivery progress on phases 4 and 5 has included:-
- Interim support commissioned to liaise with local authorities to confirm delivery progress.
 - LGA quarterly monitoring returns completed and good progress being made overall.
 - Interim support will be provided up to help support phase 6 bids.

Phase 5 funding allocations

- 2.8 The WYCA minute from the 1st of December 2016 included approval to seek a grant of £712,000 for OPE phase 5 of which £385,000 was subsequently awarded.
- 2.9 The funding allocation of £385,000 as agreed and confirmed with the LGA and local authority partners, is divided into two payments of £100,000 and £285,000 and is broken down as follows:
- 2.10 The phase 5 funding allocation of £100,000 has been confirmed by the LGA for the OPE: West Yorkshire Programme management. The Memorandum of Understanding signed by the CA on the 16th of March. A breakdown of the 2016/17 programme management allocations as agreed with the 5 West Yorkshire Authorities is as follows:
- £10,000 to assist and contribute to Programme Management if required at each of the 5 West Yorkshire Authorities totalling £50,000 based on business case for utilising the funding and outputs to be agreed.

- £50,000 for WYCA to continue effective management of the programme, providing overall support and coordination of the programme.

2.11 The breakdown of the WYCA - OPE Phase 5 Programme funding allocations of £285,000 for 2017/18 as detailed on the Memorandum of Understanding signed by the CA on the 1st of August 2017 as agreed by LGA , is as follows:

- City of Bradford Health and Social Care Integration - Pre procurement essential Pre-procurement essential activities – design and spatial use advice, public engagement, cost planning and land value advice, procurement advice and site surveys - £100,000
- Calderdale Council Health & Social Care Integration project - Pre-procurement essential activities – design and spatial use advice, public engagement, cost planning and land value advice, procurement advice, site surveys - £35, 000
- Leeds Primary Care Estate Transformation project -Project Manager – Consultancy Support – production of locality business cases - £100,000
- Wakefield – Health & Social Care Integration Project - Pre-procurement essential activities – design and spatial use advice, public engagement, cost planning and land value advice, procurement advice - £50,000

2.12 WYCA will now prepare the grant agreement letter with the Local Authority partners as detailed above for the release and management of the OPE funding.

Phase 6 Expression of interest and Business Case

2.13 The Phase 6 OPE Prospectus was delayed due to the June General Election, the opportunity to bid for the OPE phase 6 funding round has now been announced with a closing date for submissions on the 3rd of November 2017. At its meeting on the 14th of July, Land and Asset Board recommended that the Chair in liaison with the City Region Chief Executive lead for housing and planning and the WYCA Managing Director agree the final submission for endorsement and submission by the WYCA by the submission deadline date.

2.14 Phase 6 funding will be allocations will be highly competitive with a OPE funding pot of only £9m nationally. Of which £7m is grant funding and £2m on the basis of loan funding.

2.15 In addition, DCLG have a Land Release fund with a national pot of £24m capital funding in 2017/2018 and a further £21m capital in 2018/201. This is available to bring forward housing sites.

2.16 A first Phase 6 bid workshop was coordinated by the CA on the 17th of August, subsequent to this a second workshop was held on the 20th of September. Both were well attended by Local Authorities across the City Region and by the Cabinet office

and LGA. Susan Betts of the Cabinet Office and Michael O'Doherty of the Local Government Association have been able to outline, summarise and discuss the Phase 6 funding round priorities at these workshops.

- 2.17 The second workshop which took place on the 20th of September, enabled further discussion on emerging project ideas and a chance to further share good practise.
- 2.18 There is an opportunity to provide a more strategic approach across the city region through Phase 6, binding projects in the programme together into a more strategic package. The emerging thoughts on the themes for a Phase 6 - WYCA bid discussed at the two City Region workshops have included:
- 1) Service Transformation and Co-location – e.g. of Health, Local Authority and 'blue light' services (particularly in new local authority districts which may join the WYCA programme);
 - 2) Housing and regeneration schemes on public land linked to the use of HCA indicative allocations and conversion to firm allocations. Utilising the above mentioned Land Release Fund.
 - 3) Housing and regeneration in town centres including the reuse of town centre buildings been made vacant by public sector rationalisation.
 - 4) Other project themes may emerge from Local Authority partners as discussions continue.
- 2.19 A final bid workshop is planned for City Region authorities on the 17th of October, with the final draft OPE Phase 6 submission ready for sign off by the 1st of November. This will enable the Phase 6 Submission to be made by the deadline on the 3rd of November 2017.

3 Recommendations

- 3.1 That the Land and Assets Panel note the contents of the report.