
Report to: Land and Assets Panel

Date: 20 April 2018

Subject: **One Public Estate Group (OPE) Update**

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1 Purpose of this report

- 1.1 To update the Land and Assets Panel on the outcome of the One Public Estate (OPE) phase 6 funding allocations to the West Yorkshire Combined Authority.

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 Through the previous phases 4 and 5 the Combined Authority has already received revenue grants of £715,000 having signed the Memorandum of Agreement with the LGA and Cabinet Office Government Property Unit. Of the £715,000 a total of £595,000 is to be dispersed to West Yorkshire for specific projects with £120,000 retained by the Combined Authority for programme management.
- 2.3 There is a successful track record of providing revenue funding for funding feasibility works that has enabled helped develop OPE projects in the region. The partnership is currently delivering 10 projects that are forecast to deliver:

- £4.9m in capital receipts
- £3.7m in reduced running costs
- 16 new jobs, and,
- 67 new homes.

Case studies that demonstrate the type of OPE project being delivered include:

Wakefield Council – Connecting Care Hub, Waterton House, OPE funding of £25,000 supported the costs of surveys, architectural drawing a cost plan and benefits realisation plan. The project brings together therapists, social workers, pharmacists, carers support, and specialist nursing. The teams are now working together to pioneer joined up and coordinated health and social care services for older people and those with long term disabilities.

Kirklees Council – Batley Early Health Hub, OPE funding of £75,000 was provided to fund detailed and architectural drawings and a cost plan surveys on the under-utilised Batley Town hall. Providing part of a hub and spoke model of working, this is the first locality hub to provide accessible accommodation for use by multiple agencies. These include voluntary agencies, Council teams and Health and community partners. Kirklees Council committed capital funding to complete the refurbishment work and has benefitted from considerable learning from the project and is looking to develop similar hubs in Dewsbury, Slaithwaite and the centre of Huddersfield.

Calderdale Council – Halifax Fire Station. OPE funding of £30,000 was provided to complete surveys on the fire station, production of a cost plan and benefits realisation plan. The project relocates several of the council's existing depots and their teams and co-locates them with the West Yorkshire Fire Service. Through the project the Council is offering staff an improved workplace environment, more effective facilities for equipment and welfare and a more central depot location for their mobile teams. Key project milestones have now been achieved to date and funding from within the Council was secured for the project to proceed. The occupancy agreement is currently with CMBC legal department and the proposed works now out for tender.

2.4 The OPE phase 6 funding round was announced in August 2017, with a closing date for applications on 3 November 2017. A submission was submitted with input from Land and Assets Panel Chair (Cllr T Swift) and the Chief Executive (J Gedman) lead for Housing and Planning by the deadline date of 3 November 2017.

2.5 An initial funding allocation of £160,000 for the phase 6 programme was confirmed by the Cabinet Office on 11 December 2017. This will fund the following:

- Harrogate - Station Gateway – feasibility work to inform development scheme including town centre homes - £25,000.
- Calderdale – North Halifax Health and Social Care Village – creation of a Health and Social Care Village on a site owned by the council - £75,000.

- Combined Authority – programme management – Phase 6 partnership programme management - £60,000.

2.6 A further allocation as part of the phase 6 programme was confirmed on 9 March 2018 taking total phase 6 funding to £320,000. The additional allocation will fund the following:

- Wakefield - Revitalised City Centre - options appraisal - £40,000.
- Kirklees – Dewsbury Family Support Centre – feasibility and site investigations £40,000.
- Combined Authority - phase 2 – unlocking small housing sites across the Leeds City Region - £60,000.
- Combined Authority – further programme management costs - £20,000.

2.7 In addition to the £320,000 OPE funding confirmation was also received on 16 February 2018 that the Combined Authority has been allocated the sum of £662,125 capital funding from the Land Release Fund (LRF).

2.8 The LRF provides capital grant funding for land remediation and small scale infrastructure to bring forwards land that would otherwise not be viable. It is aimed solely at land owned by local authorities enabling land to be released for housing development.

2.9 The LRF capital funding allocation of £662,125 will fund a programme of remediation and infrastructure works to unlock the following local authority owned stalled sites, attracting SME's to deliver up to 103 new homes on 11 sites:

- Craven Council – 4 sites – 50 units
- Wakefield Council – 1 site – 11 units
- Leeds City Council – 4 sites – 34 units
- Selby Council – 2 sites – 8 units

3 Financial Implications

3.1 The Combined Authority signed a Memorandum of Understanding with the Cabinet Office for the OPE Phase 6 awards, along with the LRF funding agreements, on 15 March 2018 to ensure allocations were locked in before the end of the financial year.

4 Legal Implications

4.1 As above.

5 Staffing Implications

5.1 The projects in Harrogate, Calderdale, Kirklees and Wakefield will be delivered by partner councils with the Combined Authority undertaking a support and monitoring role.

5.2 Discussions with colleagues in partner councils, Homes England and Housing Associations partners are ongoing to agree the resources and delivery route for the LRF element.

6 External Consultees

6.1 No external consultations have been undertaken.

7 Recommendations

7.1 That the Land and Assets Panel notes the details of the allocations under phase 6 of the OPE programme.

8 Background Documents

None.

9 Appendices

None.