

Subject:	One Public Estate Programme Application		
Date of Meeting:	19 July 2016		
Report of:	Chair, Greater Brighton Officer Programme Board		
Contact Officer:	Name:	Nick Hibberd	Tel: 01273 293756
	Email:	nick.hibberd@brighton-hove.gov.uk	
Ward(s) affected:	All		

FOR GENERAL RELEASE**1. PURPOSE OF REPORT AND POLICY CONTEXT:**

- 1.1 On 06 May 2016, Greater Brighton responded to the One Public Estate (OPE) Invitation to Apply.
- 1.2 On 14 June 2016, the City Region received confirmation that its Expression of Interest has been successful and that the City Region has progressed to second, and final, stage of the application process.
- 1.3 This report seeks to provide the Greater Brighton Economic Board ('the Board') with an overview of OPE programme and its application process for membership. It also seeks the Board's approval to enter into the next stage of the application process.

2. RECOMMENDATIONS:

- 2.1 That the Board give retrospective approval to the Greater Brighton OPE Expression of Interest.
- 2.2 That the Board nominate Brighton & Hove City Council (BHCC) to act as the lead authority; to be the main point of contact for the partnership in completing the final Service and Assets Delivery Plan and to be responsible for co-ordinating the activity delivered by the intended OPE partnership.
- 2.3 That the Board permit BHCC to enter into a Memorandum of Understanding (MOU) with the OPE programme, which agrees funding for the next stage of the application process and commits to producing a final detailed Service and Assets Delivery Plan by 29 July 2016.
- 2.4 That the Board agree that £25,000 of the £50,000 capacity funding awarded for this stage of the application process be used to appoint a full-time consultant to establish the Greater Brighton Property Board and produce the City Region's final detailed Service and Assets Delivery Plan within the required timescale.

3. CONTEXT/ BACKGROUND INFORMATION:

- 3.1 The OPE programme is a pioneering initiative funded by the Cabinet Office Government Property Unit (GPU) and delivered in partnership with the Local

Government Association (LGA). The programme is designed to facilitate and enable local authorities to work successfully with Government and local agencies on public property and land issues through sharing and collaboration. It has four main objectives:

1. Create economic growth (new homes, employment floorspace and jobs)
 2. Enable more integrated customer-focused services
 3. Generate capital receipts
 4. Reduce running costs
- 3.2 Councils that are successful in gaining membership to the OPE programme will be supported to develop and deliver property initiatives with Government and public sector partners that meet these objectives. Support is wide ranging and includes:
- Practical support from the LGA and GPU, from the sharing of best practice to “barrier-busting” activities such as access to a Ministerial Star Chamber;
 - Routes to senior central and local government experts;
 - Technical support from analysts and data experts and access to a pool of experts to provide additional support and capacity in a number of areas such as masterplanning, feasibility, business case development, cost evaluation, and;
 - £500,000 to help build effective partnerships, fund project management expertise, unlock more complex or ambitious projects and optimise outputs where large central government sites are released.
- 3.3 In 2015, Government announced a major expansion of the programme – backed by £6m funding announced at the Summer Budget 2015 and a further £31m from the Autumn Statement.
- 3.4 In April 2016, the GPU and LGA announced that they are looking for applicants for the OPE programme. The OPE Invitation to Apply is attached as Appendix 1.
- 3.5 All applicants were asked to complete an Expression of Interest outlining their governance structure, partnership vision, projects ideas and projected outcomes by 06 May 2016. Greater Brighton submitted an Expression of Interest, which is attached as Appendix 2.
- 3.6 On 14 June 2016, Brighton & Hove City Council (BHCC) – as the Board’s lead authority – received letter from the GPU and LGA confirming that Greater Brighton has progressed to the second, and final, stage of the application process. The letter attached as Appendix 3.
- 3.7 The second stage requires the City Region to develop a final detailed Services and Assets Delivery Plan by 29 July 2016. The City Region has been awarded capacity funding of the value of £50,000 towards the production of this Plan. It is also able to access the support of the OPE Regional Advisors.
- 3.8 As a minimum, the Services and Assets Delivery Plan should include:
- A detailed evaluation of the City Region’s proposal, including an evidence base for the expected outputs (capital receipts, reduced running costs, new homes; jobs created and inward investment generated);

- A detailed project plan, providing an in-depth breakdown of each of the projects that the City Region will deliver through its OPE programme;
- The ‘early wins’ that Greater Brighton aims to achieve (years one and two);
- A cost plan to deliver the City Region’s programme of work;
- The governance arrangements to support the delivery of the City Region’s work programme, and;
- A detailed plan of how the City Region will meet the OPE programme’s pre-selection criteria by 31 December 2016.

3.9 The pre-selection criteria that must be met by 31 December 2016 are as follows:

- To record all land and property assets owned by partnership authorities (except social housing stock) and public sector partners on the ePIMS Lite system. Within Greater Brighton, all local authority partners already record their assets on ePIMS;
- To have in place an effective board, bringing together partnership members and wider public sector partners who will help to drive the area’s plans. Local authority only boards are unlikely to suffice. Local enterprise partnerships (LEPs) will be crucial players in this engagement; they will be key co-investors in the area’s plans;
- To provide information on the estimated value of all local authority owned land and buildings within the partnership area, and;
- To make details of all land and property owned by the partnership publicly accessible including in authorities’ statutory annual reports.

3.10 Due to the challenging timetable, it is proposed that a consultant be appointed using £25,000 of the £50,000 capacity funding allocated. The consultant will be responsible for establishing the Greater Brighton Property Board and developing the final detailed Services and Assets Delivery Plan. It is proposed that the remaining £25,000 be used to: hold facilitated workshops to build an effective Property Board; develop a communications and marketing strategy for the Property Board, and; undertake high level GIS mapping of Greater Brighton land and property assets.

3.11 The OPE programme is closely aligned with the City Region’s devolution proposals, which recognise that the delivery of new homes and employment floorspace is central to supporting and facilitating all aspects of growth.

3.12 The City Region’s devolution bid commits to accelerating and surpassing planned supply; delivering 22,500 homes of mixed types and tenures and 455,000sqm employment floorspace over the next 10 years. A key proposal is the establishment of a Greater Brighton Property Board – reporting directly to Board – to take a strategic approach to public land and property assets to ensure the best future use of these. The “ask” is for Government to support the Property Board by mandating the engagement and involvement of landholding departments such as the Ministry of Defence, National Health Service, Department for Work & Pensions as well as the Homes & Communities Agency. Membership of the OPE programme will support and enable the City Region to deliver these ambitions.

3.13 Full membership and further funding will be subject to an assessment of the City Region’s final Services and Assets Delivery Plan by the OPE Programme Board.

This Plan must be submitted by 29 July 2016 and decisions on final applications are expected on 23 September 2016.

- 3.14 If successful, the City Region will become full members of the OPE programme and will be award up to £500,000 to support implementation and delivery. Once on the OPE programme, Greater Brighton will be eligible to bid for further funding to deliver additional benefits throughout the programme.

4. COMMUNITY ENGAGEMENT & CONSULTATION:

- 4.1 It is proposed that a consultant be appointed to establish the Greater Brighton Property Board and to develop the City Region's final detailed Services and Assets Delivery Plan. The work of the consultant will be overseen by both the Greater Brighton Housing & Growth Sites Working Group and the Brighton & Hove Public Sector Property Group.

- 4.2 Further engagement and joint work will be required with a wide range of partners – many of whom are members of the above Groups – including:

- Coast to Capital Local Enterprise Partnership
- Brighton & Hove City Management Board
- Brighton & Hove Clinical Commissioning Group
- Coastal West Sussex Clinical Commissioning Group
- Brighton & Sussex University Hospitals
- Sussex Community NHS Trust
- South East Coast Ambulance Service (SECAMBS)
- Sussex Police
- East Sussex Fire & Rescue Service
- West Sussex Fire & Rescue Service
- University of Brighton
- University of Sussex
- City College Brighton & Hove
- Northbrook College
- Sussex Downs College
- Plumpton College
- Department for Work & Pensions
- Ministry of Defence
- Homes & Communities Agency
- Network Rail
- Highways England
- SPACES (Strategic Property and Collaboration in East Sussex)
- West Sussex County Council

6. CONCLUSION:

- 6.1 Across the Greater Brighton City Region there are a number of opportunities to make land and property assets 'work harder'. By pooling sites and aligning leadership and vision, there is the potential to generate value of a significant enough scale to secure the interest and active involvement of partners in the development of sites with a range of land values and potential uses. This approach will help to deliver sites that would otherwise not come forward or would be outbid, enabling opportunities for housing, employment and business expansion in different parts of the City Region. Membership to the OPE programme will support Greater Brighton to deliver these ambitions and the Board is asked to agree that the City Region enters into the next – and final – stage of the application process.

7. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 7.1 Successful membership to the One Public Estate Programme will enable access to up to £500,000 for partnerships to develop and deliver property initiatives with Government and public sector partners that meet these objectives. Detailed cost plans will be required to be delivered. Once on the OPE programme, Greater Brighton will be eligible to bid for further programme funding to enable the delivery of additional benefits throughout the programme.
- 7.2 Up to £50,000 capacity funding will be awarded to assist the City Region with the delivery of a detailed Services and Assets Delivery Plan. A sum of £25,000 will be used to appoint a full-time consultant to establish the Greater Brighton Property Board and produce the City Region's final detailed Service and Assets Delivery Plan. The remaining £15,000 funding will be used to support facilitated workshops; develop a communications and marketing strategy for the Property Board, and; to undertake high level GIS mapping of Greater Brighton land and property assets.

Finance Officer Consulted: Rob Allen

Date: 04/07/16

Legal Implications:

- 7.3 The MOU referred to in the recommendations will need to be entered into by the lead authority on behalf of the Board. At the time of writing a draft has not been seen but it is anticipated that it will be a simple and precise document. The consultant to be appointed will need to liaise with BHCC's and other members' lawyers regarding the formation of the Property Board.

7.4

Lawyer Consulted: Bob Bruce, BHCC

Date: 07/07/2016

Equalities Implications:

- 7.5 None

Sustainability Implications:

- 7.6 The OPE programme is aimed at supporting partnerships to take a strategic approach to asset management. This will enable partnerships to get the most from their collective assets, creating opportunities to reduce running costs, generate capital receipts, create more integrated and customer-focused services – for example by catalysing major service transformation such as health and social care integration – and to grow the economy by unlocking surplus sites for new homes, employment floorspace and jobs. In so doing, the programme will create more sustainable services, councils and economies.

Any Other Significant Implications:

- 7.7 None

SUPPORTING DOCUMENTATION

Appendices:

1. One Public Estate Invitation to Apply
2. Greater Brighton One Public Estate Expression of Interest
3. Letter Confirming Progression to Stage Two of the Application Process

Documents in Members' Rooms

None

Background Documents

None