

Open Report on behalf of Kevin Kendall, County Property Officer

Report to:	Value For Money Scrutiny Committee
Date:	22 November 2016
Subject:	Greater Lincolnshire One Public Estate (OPE) Programme Update

Summary:

OPE is a pioneering initiative delivered in partnership with the Cabinet Office government property unit (GPU) and the Local Government Association (LGA). It channels funding and expert support through councils to deliver cross-public sector collaboration on ambitious property-based projects. Each joint initiative will deliver against one or more of four core objectives:

- Create economic growth (homes and jobs)
- More integrated and customer-focused services
- Generate capital receipts
- Reduce running costs

OPE supports councils, central government and wider public sector asset holders to develop and deliver a range of projects which will improve local services and economies.

The Greater Lincolnshire (GL) partnership was awarded £340,000 as a result of a phase 3 bid placed in late 2015 and this enabled GL to establish an OPE programme for the long term. GL is currently awaiting decision upon award of funding as part of a phase 5 bid. The GL partnership has embraced the concept of One Public Estate as a way of working beyond the government programme and funding.

Actions Required:

Members of the Value for Money Scrutiny Committee are invited to note the contents of the report and asked to highlight any recommendations or further actions for consideration.

1. Current Position

When the OPE update was provided to the February 2016 VFM scrutiny committee the programme was in its early stages establishing membership, governance procedures, and ensuring local authority asset data was uploaded onto the governments e-PIMS asset mapping system. Since then the programme has evolved significantly.

Greater Lincolnshire's One Public Estate (GLOPE) Programme has gathered momentum throughout 2016, and has been well received across authorities and public sector partners, with good engagement being experienced across the region. The partnership holds a monthly, senior level board which is chaired by the Programme Sponsor, Manjeet Gill (West Lindsey District Council). Cllr Rob Waltham (Deputy Leader, North Lincolnshire Council) has recently joined the team as the Greater Lincolnshire Programme Champion. The OPE programme SRO is Kevin Kendall, County Property Officer and Amy Potts is OPE Programme Officer

Colleagues from the Government Property Unit and Local Government Association attend the board and offer support, particularly in engaging central government agencies. They have assisted GLOPE in overcoming engagement difficulties with the Ministry of Defence and Ministry of Justice. The GLOPE team are working closely with colleagues from the NHS to ensure alignment with Sustainability and Transformation plans (STPs) is made, as well as working with colleagues from and attending Housing Delivery and Housing and Infrastructure Group meetings (these are working groups to work towards delivery of 100,000 housing target – Housing Delivery reports up to Housing and Infrastructure).

The programme has been recognised as an enabling tool to the wider programmes of work that Greater Lincolnshire partners are undertaking. The Homes and Communities Agency are engaged with the agenda, support the local programme of work and enable alignment with their large scale, national programmes.

The key benefit that GL has experienced to date is the strong, ambitious coalition style partnership that has been created. Despite the uncertainty surrounding Devolution, the partnership has had a 'business as usual' attitude and continued to work towards delivering the agreed outputs and joint vision of GLOPE. The partnership has also recently placed a bid for further funding in Phase 5 of the national programme.

GLOPE have been visited by the Government Property Units' programme director, Angela Harrowing, and continue to receive positive feedback on the strength of partnership and progress to date.

2. Summary of live projects in the programme:

The programme themes are housing, health, regeneration, depots, asset challenge, and improved public services, and key progress on these is as follows:

2.1 Housing:

- Prince William of Gloucester Barracks, Grantham
- MoD Surplus Land
- Asset Challenge to identify surplus public sector land for housing

The MoD has declared the Grantham site surplus by 2020 and initial discussions have been held with SKDC and the Ministry of Defence. A Project Brief will be drawn up at later stage. The MoD announcement of release of further assets is expected shortly. In parallel to this an asset challenge process is being undertaken to identify other surplus public sector land for housing to contribute to Greater Lincolnshire's ambitious housing targets

2.2 Health:

- Horncastle
- Sustainability and Transformation plans (STP)

LCC are working with NHS colleagues to explore opportunities in Horncastle, the NHS have expressed keen interest in co-locating. The asset strategy contained in the STP is embracing a one public estate approach will be identifying co-location and collaboration opportunities when approved

2.3 Regeneration:

- St Peters Hill, Grantham
- West St, Boston

Project briefs are being developed for feasibility studies to enable the unlocking of public assets to promote the regeneration of the these sites

2.4 Depots:

- Greater Lincolnshire Depot Review

The review is looking at all public sector depots in Greater Lincolnshire. A full recommendations paper is due to the March 2017 GLOPE board, with a view to implementing. Currently property and usage data it being collated from all partners

2.5 Asset Challenge:

- Greater Lincolnshire Asset Challenge

Public Sector partners are currently assembling detailed property data. North Lincolnshire Council are leading on the data analysis, and then assisting in the formal asset challenge process, which is due to commence early 2017. Asset challenge will include a peer to peer challenge process to identify opportunities for disposals and collaboration and better use of assets. Following the challenge, formal recommendations will be presented to relevant senior officers/leaders at organisations.

2.6 Improved Public Services:

Feasibility studies will be commissioned to explore opportunities for co-location of multiple public services and potentially release land for housing in the following locations:

- Market Deeping Public Sector Hub
- Scunthorpe Public Sector Hub
- Skegness and East Lindsey Hub
- Spalding Public Sector Hub
- Caistor GP Services/Hub

Project briefs are currently being drafted and the theme lead is moving towards procurement of studies.

2.7 Outputs for Phase 3:

The estimated outputs for Greater Lincolnshire from the programme are as follows, these figures assume that all feasibility studies will prove viability of schemes:

- Housing 5490 units (est)
- Capital Receipts £57.9m (est)
- Revenue savings £3.2m (est)
- Investment £106.5m (est)

3. OPE phase 5

The Cabinet office launched a further funding phase of the OPE programme with a bid closing date of end October. The Greater Lincolnshire projects submitted to Cabinet Office for Phase 5 funding are as follows:

- Lamb Gardens, Lincoln – service co-location and housing
- Gainsborough Hub – Health and other public services hub
- Spalding Hub (Phase 2) – co-location of public services
- Blue Light Wider Estates Programme
- Cultural Facilities and Asset Development, North East Lincolnshire
- Laundon House, Sleaford

Predicted Outputs for Phase 5 projects (subject to Cabinet Office approval):

- Housing 219 units
- Capital Receipts £54.6m
- Revenue savings £1.285m
- Investment £5m

4. Future Reports

A further update will be presented to the relevant Scrutiny Committee in 2017.

5. Consultation

a) Policy Proofing Actions Required

This report does not require policy proofing.

6. Background Papers

No background papers within section 100D of the Local Government Act 1972 were used in the preparation of this report.

This report was written by Amy Potts, who can be contacted on 01522 550620 or by email at amy.potts@lincolnshire.gov.uk