

**West London Economic Prosperity Board
21 November 2017**

Title	West London One Public Estate (Phase 6) Funding Bid
Report of	Michael Lockwood
Wards	n/a
Status	Public
Urgent	no
Enclosures	Appendix 1: One Public Estate Phase 6 summary of Bid
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Summary

The West London Alliance (WLA) is pleased to have been awarded initial One Public Estate (OPE) funding to support the submission of the attached bid for Phase 6 OPE funding (Summary at appendix 1). The Phase 6 bid builds on the existing OPE programmes in Brent and Barnet, with funding bids for 11 more sites across Ealing, Harrow, Hounslow and Hammersmith & Fulham. We are bidding for £1m of revenue funding from OPE, and nearly £6m capital funding from the DCLG's Land Release Fund.

We believe an OPE programme for West London and the NW London area can unlock significant benefits that match OPE objectives to:

- Improve public services by providing new bases of multi agency service delivery, cross subsidised by housing.
- Reduce the cost of service delivery through greater integration, and replacing older expensive to run buildings.
- Release capital receipts by enabling the consolidation of services onto fewer sites releasing land and properties for disposal and unlocking value in sites by maximising their use.
- Create space for new housing by improved use of sites as well as site disposal
- Create jobs by increasing the land available for employment uses through improved site use and through creating construction opportunities.

WLA is already working with its partners to take a more integrated approach to use of public land and assets to achieve wider policy goals, in particular the goals of NW London Health and Care Plans.

Recommendations

1. To note the contents of the West London bid for One Public Estate Funding for ten sites across four west London Boroughs

2. To support the funding bid

1. WHY THIS REPORT IS NEEDED

1.1 As per the recommendations above

2. REASONS FOR RECOMMENDATIONS

2.1 To support the West London funding bid

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

N/A

4. POST DECISION IMPLEMENTATION

4.1 Dependent on bid outcome

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

N/A (Brent not part of funding bid)

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

N/A

5.3 Social Value

N/A

5.4 Legal and Constitutional References

N/A

5.5 Risk Management

N/A

5.6 Equalities and Diversity

N/A

5.7 Consultation and Engagement

N/A

5.8 Insight

N/A

6. BACKGROUND PAPERS

None

Appendix 1:

ONE PUBLIC ESTATE – PHASE 6

West London Alliance Bid – November 2017

One Public Estate

OPE is an established national programme delivered in partnership by the Cabinet Office Government Property Unit (GPU) and the 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.

The OPE programme is about efficient use of publicly owned assets. This could include catalysing major service transformation, unlocking land for new homes and commercial space, or creating new opportunities to save on running costs and generate income.

The One Public Estate programme aims to:

- create economic growth (new homes and jobs)
- deliver more integrated, customer-focused services
- generate efficiencies through capital receipts and reduced running costs.

Land Release Fund

The DCLG's Land release Fund seeks to make the best possible use of surplus public sector land in order to increase housing supply.

West London OPE & LRF Bid

The West London boroughs are committed to working with our public sector partners to meet the objectives of the One Public Estate programme. If successful this bid for Phase 6 of the programme, combined with the DCLG land Release fund will:

- Release 52 hectares of public land
- Deliver up to 4258 homes
- Create an estimated 9000 jobs
- Deliver over £18m in reduced running costs
- Deliver over £300m in capital receipts.

The West London Bid (Service and Assets Delivery Plan) sets out 11 schemes across four west London Boroughs : Harrow, Ealing, Hammersmith & Fulham, Hounslow. It is arranged around four major themes:

- Theme 1 – Bringing forward major and complex sites
- Theme 2 – Modern Public offices for Modern Public Services
- Theme 3 – Renewing the local Healthcare estate
- Theme 4 – Blue Light Strategy

The SADP seeks to build on work done in earlier phases in Barnet and Brent. The West London One Public Estate Board will be made up of the WLA boroughs plus NHS Property Services, TFL, the DWP, the borough Clinical Commissioning Groups, The Ministry of Defence, London Fire and Emergency Planning Authority, The Metropolitan Police, Network Rail, North West London Mental Health Trust, and others over time.

We will use One Public Estate funding in the following ways:

- Funding staff with the commercial skills to help public bodies develop a more commercial approach to the use of their assets and to better see how it aligns with improved service delivery
- Funding site appraisal and feasibility work to enable the full opportunities to be appreciated, particularly on complex sites.
- Specialised procurement support to assist in creating approaches to asset disposal and developing supplier frameworks that enable joint working rather than thwart it.
- Supporting the Property board to bring partners together at an appropriate level
- A West London OPE coordinator to develop and manage the relationship between partners and identify further opportunities for funding.
- Materially increasing the speed at which new housing supply comes on stream

Next steps:

- Funding announcement: 8th December 2017
- If the bid is successful we expect to initiate the first OPE Board in January 2018
- Completion of pre-selection criteria (mapping publicly owned assets): 31st March 2018

The table below summarises the West London bid.

