

Housing and Infrastructure Board

Wednesday, 08 February 2023

One Public Estate Programme

Is the paper exempt from the press and public?	No
Reason why exempt:	Not applicable
Purpose of this report:	Discussion
Is this a Key Decision?	No
Has it been included on the Forward Plan of Key Decisions?	Not a Key Decision

Director Approving Submission of the Report:

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Executive Summary

To update members on the key work areas and outputs from the South Yorkshire One Public Estate Programme (OPE) and to inform the Board of the recently commissioned OPE South Yorkshire Public Land and Asset Review.

What does this mean for businesses, people, and places in South Yorkshire?

The OPE will make a significant contribution to helping deliver SCR's Strategic Economic Plan through the creative and collective use of public sector land and property assets to leverage additional private and public-sector investment in economic regeneration, housing, and jobs creation; whilst also providing more efficient public service provision and reducing costs to the public sector.

Recommendations

The Board is asked to:

- note the progress and outputs of the OPE Programme to date;
- note the commencement of the OPE Public Land and Asset Review Commission.

Consideration by any other Board, Committee, Assurance or Advisory Panel

N/A

1. Background

- 1.1 One Public Estate (OPE) is a national initiative of central government to encourage and enable public sector organisations to rationalise their asset and estates management, leading to public sector service and financial efficiencies and savings. Over the past five years there have been annual funding rounds where Local Authorities and OPE Partnerships have been able to bid for revenue funding for projects that seek to achieve these ambitions.
- 1.2 Prior to 2020 there was a OPE Partnership which covered the former Sheffield City Region area, led by the South Yorkshire Combined Authority at the time and including the nine City Region Local Authorities, and health, Policy and Fire Services, Cabinet Office and The Department for Work and Pensions. The Partnership was successful over several rounds in securing over £1M in revenue funding for projects.
- 1.3 On formation of the SYMCA in 2020, the South Yorkshire OPE Partnership and Programme was changed to align with the South Yorkshire Mayoral Combined Authority geography. The lead authority for the OPE Programme transferred to Doncaster MBC, which Chairs the Partnership's Public Assets Delivery (PAD) Group which oversees the Programme, which in the formal Governance arrangement, reports to this Board.
- The PAD Group meets three times per year to oversee progress with delivering the OPE Programme, with a remit which includes:
- Driving the Estate Transformation Strategy vision
 - Supporting collaboration in public sector asset development
 - Providing the Forum to raise issues with national bodies and facilitate dialogue
 - Exploring connections and challenges relating to making best use of assets to support policy aims.
- 1.4 In delivering the OPE programme, several projects where funding was secured were either delivered under budget or did not go ahead, leading to an underspend. In response, the PAD Group agreed to combined and utilise this underspend from the programme to carry out a South Yorkshire Public Land and Asset Review (SYPLAR), which was agreed by the Cabinet Office. This Review will update the information and data from the previous OPE Estates Transformation Strategy (2020) and include identifying public assets which may be surplus to future requirements and could be reused for other purposes.

2. Key Issues

2.1 OPE Programme

A broad range of projects have been undertaken as part of the OPE Programme. A key early deliverable project the production of an Estates Transformation Strategy 2019 (ETS) which set the key principles for joint working between public sector partners in relation to the public estate to support both public sector efficiency and economic outcomes. A copy of the ETS is attached at Appendix A.

2.2 There followed a range of projects funded from OPE that put into practice the principles of the ETS which formed the OPE Programme, as follows:

- Assessment of local authority storage and archiving needs across the region
- Health Partnerships, including the completion of the Integrated Care Structure Estate Strategy and formation of OPE partnership
- Mexborough masterplan and public sector asset review
- Keresforth master planning for the site occupied by the fire service, Council and NHS Trust.
- Fulwood House involving the relocation of staff from Sheffield Health and Social Care Headquarters at Fulwood Hall
- Locality Asset Reviews, including Bassetlaw, Darnell and Bentley Public Sector Estate consolidation and rationalisation feasibility study
- Rotherham Town Centre, funding to facilitate the purchase of the Magistrate's Court
- Place based Transformation Project for Maltby, Swinton, York Road, Netherfield Court, and a Harworth Masterplan leading to the delivery of 245 new homes on 3 sites
- Rothwell Grange, demolition of former care home and reprovion of houses
- Midland Road Depot, Rotherham – Feasibility Study
- Urban District Centres – Master Planning and Feasibility studies for Thorne, Rossington, Waterfront, Wath-on-Dearne, Dinnington and Penistone

2.3 Public Land and Asset Review

Following the adoption of the Strategic Economic Plan we have an opportunity to take a fresh and more comprehensive look at South Yorkshire's public land and built assets and how the public estate can contribute to delivering the Strategic economic ambitions of the region.

2.4 The South Yorkshire Public Land and Assets Review (SYPLAR) is a commission led by SYMCA with the four South Yorkshire local Authorities and other public sector partners. Following an open procurement process, the consultant AA Projects has been commissioned to support partners in undertaking the Review, whom have significant experience of undertaking such reviews.

2.5 The commission will enable us to review our collective public land supply and assets, as well as help us to develop the information and tools we need to manage these in a much more proactive and efficient way. Ultimately, the aim is to identify how public land and assets can be better harnessed in support of our strategic outcomes.

2.6

Specifically, the workstreams of the commission will:

1. **Develop a methodology and associated processes to analyse the public land and assets data on e-PIMS and other local authority adopted asset databases, with a specific focus on asset designation.** This will draw together the relevant data sources and the plans of public sector partners to develop an up to date comprehensive view of the public land assets across South Yorkshire, and an understanding of land that could be available to bring forward for disposal or development. Consideration is to be given to enable the GIS data produced to be hosted on a web platform to enable user interaction.
2. **To use the developed methodology highlighted above to report against agreed outputs under the OPE Programme and explore how we are going to meet these output targets and identify future opportunities.** The targets included increased capital receipts, reduced running costs and an increase in housing delivery.

2.7

The Commission will also seek to identify:

- Interdependencies of public services
- Assets that can be shared across different stakeholders
- Efficiencies of building use, such as data centre, storage, and administrative functions
- Operational efficiencies, through OPE facilities management contracts
- a shared evidence base and platform for specific interventions to further rationalising the public estate through partnership working.

2.8

Progress in undertaking the review will be reported to future Board meetings, with the commission intending to be completed in the Autumn this year.

3. Options Considered and Recommended Proposal

3.1 Option 1

AA Projects have been commissioned to undertake the South Yorkshire Land and Assets Review.

3.2 Option 1 Risks and Mitigations

There are a number of risks related to delivering the commission:

- Non engagement by key stakeholders
- The project not delivering to scheduled dates

To mitigate these risks, the SYMCA Executive will project manage the commission and a wider Steering Group has been set up to help deliver the commission and ensure all public sector partners are engaged in the Review.

3.3 Option 2

Not applicable.

3.4 Option 2 Risks and Mitigations

Not applicable.

3.5 **Recommended Option**

Option 1

4. **Consultation on Proposal**

4.1 The PAD Group is chaired by Doncaster MBC and includes a wide range of public bodies and stakeholders, including the Cabinet Office. The PAD Group were involved in developing the scope and brief for the Commission and will oversee its delivery, reporting to this Board at key milestones.

5. **Timetable and Accountability for Implementing this Decision**

5.1 The commission was begun in January 2023 and is scheduled to be completed in Autumn 2023.

6. **Financial and Procurement Implications and Advice**

6.1 The circa £1M funding secured over previous years for the OPE Programme has been spent in accordance with SYMCA and Cabinet Office financial rules and procedures.

6.2 The South Yorkshire Land and Assets Review is being funded from the £0.08M OPE Programme underspend and similarly will be spent in accordance with SYMCA financial rules and procedures. AA Projects were commissioned to undertake the Review following an open procurement process

7. **Legal Implications and Advice**

7.1 There are no direct legal implications of this report.

8. **Human Resources Implications and Advice**

8.1 Doncaster MBC provide the Secretariat for the OPE Programme and the SYMCA Executive will provide project management for the SYPLAR Commission within current staffing resources.

9. **Equality and Diversity Implications and Advice**

9.1 Appropriate equality and diversity considerations are considered as part of the SYMCA scheme design and development process.

10. **Climate Change Implications and Advice**

10.1 Making better use of and repurposing existing public buildings and land will help reduce the amount of new materials, associated transport and works required for new build leading to lower carbon emissions.

11. **Information and Communication Technology Implications and Advice**

11.1 A key output will relate to a Geographical Information System (GIS) platform for SYMCA. The SYMCA GIS team are engaged in the project.

12. Communications and Marketing Implications and Advice

- 12.1 No communications are required at this stage. There will be opportunities for publicity and communications on completion of the Commission and the overall OPE Programme.

List of Appendices Included:

- A Estate Transformation Strategy

Background Papers

None