

MEETING: Barnet Partnership Board	Date: Monday 30 January 2016
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REPORT OF: Cath Shaw, Interim Deputy Chief Executive and Commissioning Director for Growth and Development, LB Barnet

SUMMARY AND PURPOSE OF REPORT: Use of Public Sector Assets To identify options for improved use of public sector assets including possibilities for co-location agenda and potential public land which could be released for development.

INPUT REQUESTED FROM BARNET PARTNERSHIP BOARD: The board is asked to note and endorse the LBB OPE Phase 5 grant funding application and to seek further ideas for OPE Phase 6.

CONTACT FOR FURTHER INFORMATION:

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Overview

1. Making most effective use of land and assets is an important area for potential collaboration between partners. The total market value of freehold property and land owned by the Council alone is £1.032bn, numbering over 1,300 properties. Coupled with this there are numerous other public sector bodies with ownerships in the Borough. These include healthcare, MOD, transport bodies, Government departments and others.
2. There may be opportunities to improve the quality – or reduce the cost – of service delivery through co-location, or to release land for direct development or for sale. This paper gives an overview of some of the initiatives the Council has undertaken to promote better use of land. It would be helpful if partners could identify other areas for potential collaboration, or ways in which they could be more fully involved in existing initiatives.

The One Public Estate Programme

3. LBB has been instrumental in recent years in the development of a number of land and property asset backed regeneration programmes which will continue to generate new homes and job opportunities over the next 10 to 15 years. OPE provides opportunities for LBB to work with other public sector partners to deliver more land and property based initiatives in both the short and medium term, in order to promote

more integrated and customer focussed services, reduced running costs, more housing, and the generation of future capital receipts.

4. London Borough of Barnet (LBB) joined the **One Public Estate** (OPE) programme in late 2014 as **Phase 2** members with an active portfolio of land and property based initiatives. These included:
 - Buildings Optimisation programme – we are on programme to deliver a running cost saving of £46.1m over 10 years;
 - New build development programme – Tranche 1 of which is programmed to deliver approximately 260 new mixed tenure residential units;
 - Sports & Physical Activities programme – we remain on track to generate a £1.2m running cost saving from 2018.
5. During Phase 2 we established the **LBB OPE Property Board**, bringing together senior public property leaders to identify and pursue opportunities to perform more efficiently by adopting a collective approach to asset management, with the aim of maximising financial and social returns from public land and assets. The Board meets quarterly and is chaired by the LBB Chief Executive. In support of this, we populated the electronic Property Information Mapping Service (e-PIMS) with civil estate data-sets, providing a readily accessible rich picture of all property occupations and land interests across the borough.
6. In 2016 LBB were successful in securing £350k **OPE Phase 3** funding to work closely with neighbouring boroughs and health sector agencies to initiate the following:

(A) North West London cross-boundary working with Brent and Harrow Councils with the primary objective of utilisation of land and property assets to establish joint growth and employment opportunities along Barnet's western boundary. Specific work-streams comprise:

 - Edgware town centre - working closely with local developers and Transport for London, preparation of an urban design and public realm plan to enhance the town centre, promote accelerated development and create an improved transport hub;
 - Burnt Oak Hub – feasibility rationalisation of a number of publicly-owned assets and the potential for development of a multi-agency public service site;
 - Silk Stream flood risk assessment - tackling the flooding issues which cut through this area, to find a sustainable and comprehensive solution that enables more development to take place.

(B) Integrated Health Estates review, working with local Barnet Clinical Commissioning Group, NHS Property Services, Community Health Partnership and wider health sector providers to identify joint opportunities for asset rationalisation leading to a new pipeline of land release for disposal or development. Specific work-streams include:

 - Edgware Community Hospital - expansion and acceleration of site rationalisation / surplus land disposal in particular exploring scope for multi-agency integrated service provision and housing development;
 - Finchley Memorial Hospital – legal and planning review of land ownership with a review to potential release of land for development.
7. The Edgware Community Hospital project was undertaken during a period of continuing health and social care integration and the emergence of several NHS

devolution pilot projects. One of pilots focuses on the potential devolution of estates functions to the most appropriate level, spearheaded by **North Central London (NCL)** which comprises 5 CCGs, 5 local authorities, 4 acute trusts, 2 mental health trusts and 2 community trusts. The pilot recognises that existing NHS financial structures can sometimes make the release of land for procurement, assembly, development and disposal challenging.

8. LBB recently submitted a proposal requesting £500k of **OPE Phase 5** funding (please refer to the submission attached to this report), comprising the following initiatives:
 - New Southgate Opportunity Area (Crossrail 2 inspired Opportunity/ Growth Area);
 - Gateway Services sites acquisition (site acquisition from Highways England for use as a logistics hub);
 - 213-215 The Broadway, West Hendon (site assembly for residential development over potential doctors surgery/ community hub);
 - Colindale place shaping plan: using the Public Health England site which is due to be vacated in the early 2020s as a catalyst for change.

9. LBB expect to receive feedback from OPE representatives on OPE Phase 5 proposals at the end of January 2017. The Barnet Partnership Board is asked to note the LBB OPE Phase 5 grant funding application and to highlight any projects in which they would welcome further involvement.

10. There is also an opportunity to bid for further projects as part of **OPE Phase 6**. As an existing OPE member, the timetable for an OPE Phase 6 bid by LBB is as follows:

Application stage	March 2017*
Invitation to apply for additional funding to expand programme	7 April
Deadline for appendix to service and assets delivery plan (developed in partnership with OPE regional teams)	2 June
Decision – if approved, funding allocated and MoU revised	28 July

11. The Board is asked to identify any opportunities for greater collaborative working on assets, whether through existing OPE projects, new phase 6 bids, or outside of the OPE programme.