



Cabinet Office



One Public Estate

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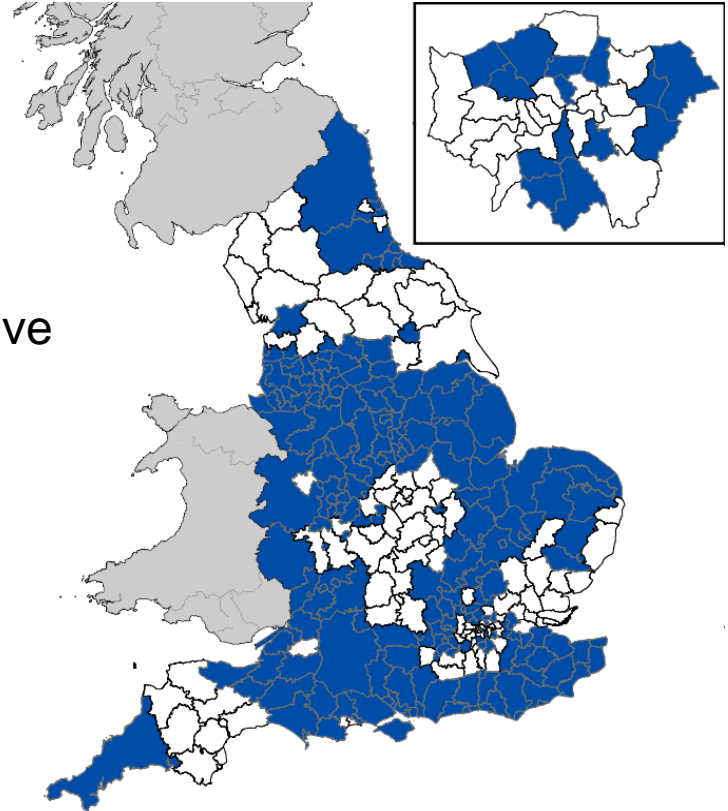
Cabinet Office

<https://www.local.gov.uk/topics/housing-and-planning/one-public-estate/about-one-public-estate>



Where we are now?

- £31m to reach 95% by March 2018
- Working with:
 - 255 councils in 63 partnerships
 - 13 main government departments
 - Over 400 projects – over a quarter involve partnership working with health bodies
- Already delivered:
 - £27.6m capital receipts
 - £20m running cost savings
 - Over 5,500 jobs
 - Land released for over 550 homes





What will we deliver by 2020?

Capital receipts



£615m

Running cost savings



£158m

Jobs



44,000

Land released for housing



25,000



Keys to success

- NHS bodies, councils and central government need to work together in an open and transparent way to be successful
- Strong governance/ leadership and joint decision making with a broad range of public partners
- Your strategic objectives should be the driver for your work, your assets the facilitator
- Integrated health and social care, more community based services and housing delivery are key drivers being delivered across many OPE partnerships.



Funding round open

One Public Estate

- £9m revenue Funding
- £7m grant funding & £2m loan funding to established partnerships

DCLG Land Release Fund

- £45m capital available
- Release local authority owned land by 2020 for housing

Partnerships can apply for either or both pots of funding

Croydon Social Infrastructure Planning

One Public Estate : national programme jointly run by the Cabinet Office, Government Property Unit and the LGA.

Working with 50 percent of councils in England, supporting collaborative property-led projects transforming local services.

Croydon Council and its NHS partners believe working across the public sector with a combined asset management view is key to releasing land for housing.

Croydon Council has brought partners together under a new Property Board (Croydon Social Infrastructure Planning) to shape the local public land agenda and develop an integrated estates strategy.

- Established council-owned development company using public sector land to meet local housing need.
- Croydon faces high demand for housing, including affordable housing.
- Target of 1,900 home starts a year over the next five years.
- Consolidation of Croydon University Hospital (CUH) estate.
- Free up land for redevelopment.
- CUH site to deliver 160-200 units of housing. Contributing towards the borough's housing needs.
- Facilitate the Trust in realising Naylor review recommendations.



Here for you

Croydon: Integrated Estates Strategies



Sub STP Regional Level - Croydon Social Infrastructure Planning (Asset meeting)

Members: Croydon Council, Croydon Health Services , Croydon CCG, NHSPS, SLAM, Voluntary Sector, LGA & Cabinet Office (re OPE)

Purpose/Aims;

- Address gap between demand for social infrastructure facilities and availability of assets.
- Understanding the asset base across health and the local authority (irrespective of ownership).
- Collaboration cross sector to release assets for alternative use, to support the Croydon Infrastructure Delivery.
- Identify surplus sites that address the gap for housing and education over the next 5 to 10 years.

Objectives - to facilitate:

- Joint understanding of asset needs.
- Joint working, maximising efficiency and utilisation of asset base irrespective of ownership.
- Facilitate the use of S106 funds, to support health and social infrastructure development.



ONE Public Estate in Croydon – completed scheme

Child Development Centre

Completed Scheme – Croydon Child Development Centre;

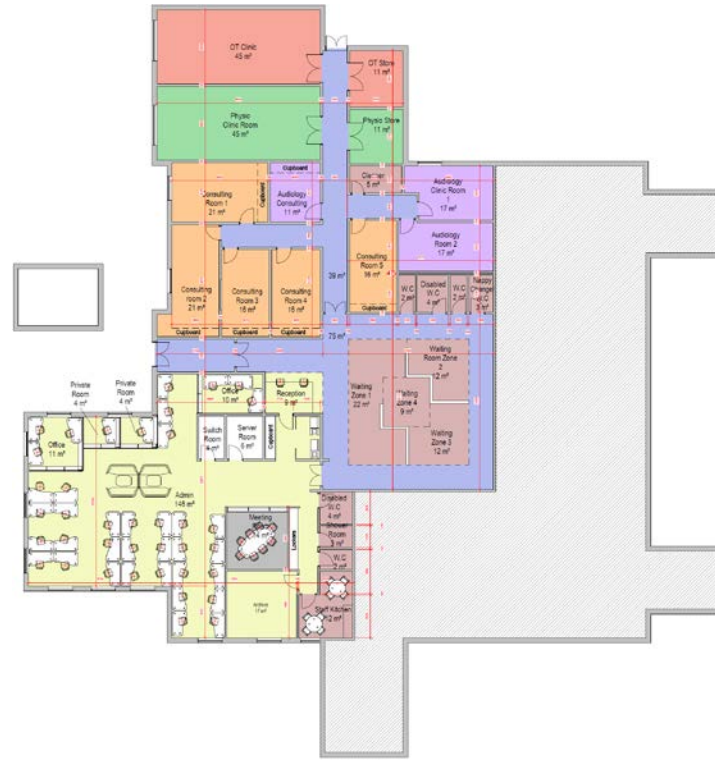
Location: Malling Close Children's Centre

Value: £1.35m (supported by OPE phase 3)

Description:

Refurbishment and extension of Council owned community site to enable the relocation of Croydon Health Services Children's services from Crystal Centre.

Delivered a children's co-located Council/Health facility and enabled redevelopment of the vacated site for a new Primary School.



Example - Estates Strategy and Development Control Plan for Croydon Health Services

Croydon University Hospital consolidating clinical facilities and thereby releasing sites for redevelopment.

- New models of care proposed.
- Increased activity due to organisational or demographic changes.
- Safe, efficient and effective 7 day service.
- Aligning to Croydon out of hospital and primary care strategy.
- Support transformation as part of the Sustainability and Transformation Partnership (STP)

Functionality/efficiency - Lord Carter benchmark, percentage of clinical and non-clinical floor space

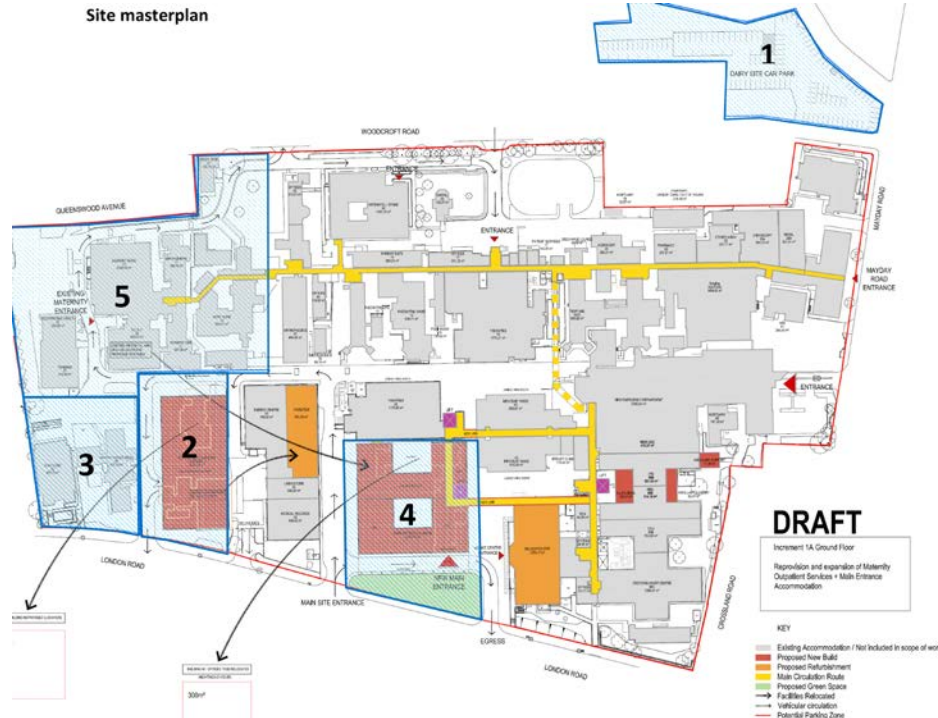
Patient experience - addressing issues with access, way finding and patient environment.

Backlog Maintenance - the proposals address a significant proportion of the sites estate backlog maintenance.



OPE funding to enable development of Control Plan for CUH and STP submission; tranche 2 capital bid

Phase 2 STP capital submission in Sept 2017



Supported by One Public Estate
Phase 3 and 6 to support release
of surplus land to deliver
housing.

Key site developments

1. Dairy car park
2. Multi-story car park (MSCP)
3. North West Site (south phase)
4. New build front entrance/maternity
5. North West Site (north phase)

Site 1 - Dairy Car Park Area = 4474m²/ 0.447 Hectares



		Persons	Mix Proposal
MASTER PLAN	House type		
	3 bed terrace house T3-2	5	7
	3 bed terrace house T3-6	5	10
	housing totals		17
	Apartments (3storey)		
	1 bed flat	2	12
	2 bed flat	4	9
	3 bed flat	5	3
	Apartment total		24
	UNIT TOTAL		41

Site 3 & 5 - North West = 14500m²/ 1.45 Hectares



		Persons	Mix proposal
MASTER PLAN	House type		
	3 bed terrace house T3-1	5	18
	3 bed terrace house T3-3	5	10
	Housing totals		28
	Apartments		
	1 bed flat	2	22
	2 bed flat	4	36
	3 bed flat	5	36
	Apartment total		94
	UNIT TOTAL		122