

March 2019

Oxfordshire One Public Estate Programme

Purpose / Recommendation

1. The purpose of this report is to provide details of the One Public Estate programme and note recent success in attracting further funding from government for new partnership projects.
2. The Growth Board is asked to;
 - a. note the report,
 - b. support the progress of the OPE programme and
 - c. consider the opportunity to take an oversight role over the Partnership.

Executive Summary

3. The Oxfordshire Public Estate Partnership brings together a wide range of public sector organisations locally and is driving the co-location and asset rationalisation agenda.
4. Government seed funding incentivises partners to come to the table to consider opportunities and establish the viability of delivering partnership property projects. It does not offer capital funding to deliver schemes.
5. Oxfordshire now has seven projects as part of the OPE programme in all areas of the county.
6. There is an opportunity to build on this success and identify other ways in which the public sector in Oxfordshire can work together to align their estates planning and develop a pipeline of future projects.

Background

7. One Public Estate is a collaboration between the Office of Government Property (Cabinet Office) and the Local Government Association (LGA). It began in 2013 and Oxfordshire joined the programme in 2018 when we were awarded funding for four projects.
8. We have been successful in bidding for funding again this year and awarded funding for three new projects.
9. Oxfordshire's OPE Partnership was established in 2018 initially to bid for central government funding for partnership projects and has since grown to explore further opportunities for joint working. This includes how public sector organisations can use

their land assets to maximise the delivery of affordable housing to support the Oxfordshire Growth Deal. Annex A sets out the details of the membership of the Partnership.

10. Oxfordshire County Council is the accountable body for the Partnership and has provided in-kind resource to manage the projects to date. The Partnership's terms of reference draw a link to the Growth Board but this has not been developed in practice and visibility of the OPE work has been fairly limited to date.

Key Issues

11. Given the growth of the programme and aspiration to build on success to date the Partnership has agreed to the use of programme management funding to appoint a fixed term programme manager. This will ensure that the projects are progressed in line with our agreed timetable with government. Once this limited funding runs out the Partnership will need to consider whether it wishes to continue to fund the work which could be done by contribution by partners.
12. OPE funding is only for feasibility type work and does not provide capital funding to deliver projects. As our first phase of projects start to report on viability there will be a challenge as to how projects should be progressed such as through joint ventures between relevant partners and how funding contributions will be managed where complicated ownership and capital receipt issues arise. This will likely be managed on a case by case basis but will demand commitment from partner organisations to the principles of a One Public Estate and creativity to overcome inevitable governance challenges.

Programme Details

13. The table below outlines the details of our OPE projects

Project	Funding	Partners	Summary
Witney Welch Way (2018)	£60,000	OCC, WODC, Oxford Health NHS FT, TVP, OCCG, Nuffield Health Centre, OUH NHS FT	There are multiple public sector assets on Welch Way. There is an opportunity to rationalise these, create a community hub and release land. Discussions ongoing with Health Centre owners and brief to commission option appraisal being finalised.
Bicester Queens Avenue (2018)	£65,000	OCC, Homes England, TVP	Homes England wish to dispose of the old Magistrates Court. OCC owns the adjacent site and has the opportunity to purchase the Magistrates for development and consolidation of service delivery potentially alongside other partners. Valuation exercise in progress and HE keen for resolution asap.

<p>Joint Depot (2018)</p> <ul style="list-style-type: none"> - Witney - Potentially Oxford 	£80,000	WODC, OCC, TVP	<p>A review of depot related activity across all organisations was conducted and concluded that there were several asset related opportunities to be investigated further with the additional potential for organisations to work together to rationalise service delivery. Option appraisal for co-located depot in Witney for district, police and fire purposes has just been commissioned.</p>
<p>Abingdon Guildhall (2018)</p>	£50,000	OCC, VOWHDC, Abingdon TC, Oxford Health NHS FT, OCCG, Malthouse surgery	<p>Outcome of option appraisal to create a community hub in Abingdon and maximise use of a range of public sector assets has recently been produced. Main findings are for OCC and VOWHDC to consider and agree next steps. Scheme shows viability but will require detailed governance.</p>
<p>Programme Management</p> <p>(2018)</p> <p>(2019)</p>	£60,000		<p>Partnership has agreed to recruit a fixed term programme manager to manage projects and enable the partnership to develop a pipeline of future work.</p>
<p>Didcot Public Asset Review (2019)</p>	£85,000	SODC, OCC, Oxford Health NHS FT, Homes England	<p>Consolidation of services onto a reduced number of sites to enable housing delivery, unblocking of the Didcot Gateway development (primarily HE land) and to maximise use of the Didcot hospital site. Additionally, there is scope to co-locate the police and fire stations onto one site.</p>
<p>East Oxford Public Asset Review (Cowley) (2019)</p>	£90,000	OCC, Ox City Council, Oxford Health NHS FT, TVP	<p>The aspiration is to enable the release of one or more sites for housing as a result of co-location of services. These include the potential for co-location of the Police and Fire service (Cowley Police Station and Slade Fire Station) and mental health and social care services (Manzil Way Resource Centre and Oxford Community Support Service).</p>
<p>Kidlington Exeter Close (2019)</p>	£50,000	Kidlington PC, OCCG, Key Medical Centre, OCC, CDC, Oxford Health NHS FT	<p>Project proposes creation of a new community hub including co-location of the community centre, library and increased primary care provision at Exeter Close (Kidlington parish council owned)</p>

14. In addition to the formal OPE projects there is a wealth of partnership asset related activity going on in the county such as co-location of fire and police services, office sharing arrangements, district led regeneration projects and master-planning exercises.

Risk Management

15. There are a number of risks to the successful delivery of the programme due to the financial viability and governance challenges that will need to be overcome in most cases. These are being mitigated through a strong partnership, regular reporting and the commitment to deliver co-located public services for the people of Oxfordshire.

Communications

16. Communications around OPE have been limited to date as funding is for feasibility work and we have yet to establish the viability of these projects. However there is considerable member interest in assets in their communities and a desire across the board to see services provided in the most effective way.
17. Communication within and between partner organisations around the projects has to be managed carefully as the progress of each project will be subject to governance processes of all those organisations involved.
18. It is proposed that regular updates on the OPE programme are provided to the Growth Board and their challenge to the progress of the programme is welcomed.

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Annex A: Oxfordshire One Public Estate Partnership Membership

- Oxfordshire County Council
- Oxford City Council
- Cherwell DC
- South Oxfordshire DC
- Vale of White Horse DC
- West Oxfordshire DC
- Thames Valley Police
- Oxford University
- Oxford Brookes University
- Oxfordshire Clinical Commissioning Group
- Oxford University Hospitals NHS FT
- Oxford Health NHS FT
- South Central Ambulance Service
- Homes England