One Public Estate – Benefits Definition Summary

This summary clarifies the information required when forecasting or reporting actual benefits derived as part of local OPE programmes.

Please note:
- Where partners have used their own Local Plan or assessment to estimate outcomes, please include the calculations and any assumptions
- Capital receipts, reduced running costs, land released for homes and jobs created should be clearly defined as being derived from <u>central or local</u> government
- Documentary evidence should be presented on a quarterly basis for realised benefits; should you wish to use evidence not listed below, please discuss this with the OPE team
- All information will be used to monitor programme performance and treated in confidence by GPU, LGA and HMT

1. Capital Receipts
Your capital receipts should include values generated from:
- Disposal of freehold or leasehold land and property
- Land entered into a Joint Venture in return for equity shares
- The sale of a managing interest in a property function or organisation

A disposal receipt is reported at the point where an unconditional contract for the disposal of land or property is signed.

<u>Evidence Base</u> (this may not be an exhaustive list)
Contract of sale
Annual statement of accounts
Statement from senior responsible officer/s151

2. Running Cost Reductions
Annual gross running cost reduction data should include:
- Hard and soft FM and life cycle costs relating to the OPE project
- Lease exit/rent savings
- HR/procurement/ICT/administration etc.

Baseline running costs of assets should be provided, which, when compared with post-project running costs, will allow you to evidence your savings. Where actual costs are unavailable, an estimate with any assumptions should be provided.

Running cost savings should be forecasted and reported cumulatively - i.e. savings should continue to be counted in each year starting from the initial year they are first realised. This should continue up to the end of the 10 year reporting window *unless*

there is a specific reason this would not be accurate, such as the asset will be disposed of within the 10 year window. An example is given below.

Evidence Base (this may not be an exhaustive list)
Annual statement of accounts
Statement from senior responsible officer/s151
Copy of lease agreement
Management accounts

Please Note: the evidence provided should include a breakdown of what data is included in the running costs savings.

EXAMPLE: An organisation moves from Property A to Property B on a 10-year lease that will produce revenue savings of £200k per year from Year 3 onwards. The organisation reports £200k of revenue savings in years 3, 4 & 5. Further savings of £150k are generated from year 7 onwards. This results in total annual savings of £350 from year 7 onwards, and an overall total of £2.2m across the 10-year reporting period.

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
£0	£0	£200,000	£200,000	£200,000	£200,000	£350,000	£350,000	£350,000	£350,000

3. Jobs
When calculating the number of jobs created, partnerships should consider:
- The construction pipeline and supply chain of projects
- New inward investment e.g. new retail or start-up space
- The employment status e.g. short or long term contracts

Partnerships are not required to differentiate between temporary (e.g. construction), and longer-term job creation (e.g. retail jobs).

For those relating to the construction of homes, and where a local assessment is not available, you may wish to refer to the Department for Communities and Local Government standard assumption of 1.5 jobs per dwelling.

Evidence Base (this may not be an exhaustive list)
Statement from senior responsible officer
Construction plan/programme
Economic impact assessment supporting a planning application
Extract from tender for building contract

4. Land Released for Housing
Land released with capacity for housing should be quantified in housing units. A new

housing unit can be counted within the following categories:
- A market home
- An affordable or starter home
- Rental accommodation
- Student accommodation
- Key worker accommodation (including health and military service personnel and family accommodation provided this adds to net housing supply)
- An Annington home previously leased to the Ministry of Defence and sold to the market
- A care home

Forecasts made and homes reported as delivered should be based and reported on the planning allocation in the Local Plan and/or a valuation or other formal site assessment. In the absence of local information, the standard assumption of 40 dwellings per net developable hectare can be used.

Evidence Base (this may not be an exhaustive list)
Outline or detailed planning consent
Conveyance documents
The e-PIMS reference can be used, if known, as additional evidence

5. Inward Investment
Inward investment should include:
- Private/external capital investment in partnership projects but not grants from other parts of government e.g. joint ventures
- New revenue and income streams, which might include:
    - Additional council tax income
    - Rental income
    - Revenue from new business rates
    - Leisure facilities
    - Increased tourism
    - Car park tolls
    - New care home fees

As with running cost data, inward investment should be forecast and reported cumulatively, or, where appropriate, as a single figure. For example, additional Council Tax or Business Rate income would be cumulative, but private sector capital investment would likely be a one-off investment.

Evidence Base (this may not be an exhaustive list)
Annual financial statement
Lease agreement
Contract
Financial statement
Statement from senior responsible officer