

Introduction

- One Public Estate (**OPE**) is a national programme delivered since 2013
- Office of Government Property (**OGP**) within the Cabinet Office / Local Government Association (**LGA**) / Department for Levelling Up, Housing and Communities (**DLUHC**)
- Provides support and funding to deliver property-focused projects in collaboration with central government and public sector partners.
 - creating new **homes** and **jobs**
 - delivering more integrated, customer-focused services
 - Generating capital receipts and reduced running costs



Achievements

The **OPE programme** has so far supported delivery of over 37,225 jobs, released land for 28,584 homes, raised £597 million in capital receipts and cut running costs by £126 million.

The **Land Release Fund** (18/19) and the **Brownfield Land Release Fund** (20/21 and 22/23) has awarded £178m to release land for 17,776 homes by Mar '26.

We awarded nearly £10 million to unlock 450 **custom and self-build** homes.



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Stirling Veterans' Self Build Project

Plymouth received £250k from LRF which, together with match funding from the Council, enabled site preparation and **demolition** works to take place to deliver 25 affordable homes.

Veterans have been involved in building their own homes while receiving training, which will allow them to obtain **employment** in the construction industry. Development is expected to be completed before the end of '22.



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Research

In 2021/22, the Department for Levelling Up, Housing & Communities (DLUHC) provided nearly **£10m** of capital funding to Councils across England to enable them to use their own land to support the delivery of over **450** custom / self-build homes.

Research will identify the **underlying reasons** for bringing these projects forward and the **challenges** associated with progressing them through the planning system; undertaking site preparation works; marketing & disposing of plots; and managing build-out of the new homes.

The research will identify key themes and future support requirements.



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Breakdown

- Largest scheme is 70 homes, smallest is 2 homes
- 90% are on brownfield sites
- 30% in the SW
- 23% in the SE
- 20% in the Midlands
- 27% in the North
- 92% are stand-alone
- 55% are 100% affordable homes
- 14% are community-led
- 10% are carbon neutral homes



Underlying Reasons

- National Guidance
- Local Plan
- Political Commitment
- Asset Reviews
- Proven Demand
- Market Failure
- Funding Opportunities
- Taking control



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Pre-Planning

- Allocation in the Local Plan makes the process easier and quicker
- Upfront consultation and member involvement is critical
- Roadmap & clear reason - receipt / housing numbers / placemaking?
- Start pre-app early
- Early legal due diligence can save time later
- Constantly update the viability appraisal
- Council resourcing is a key challenge
- Capital funding for upfront works aids viability / speed & reduces risk



Planning

- Council-led planning applications = **control**
- Soft market testing = **delivery**
- Hybrid applications = **certainty for upfront works + flexibility for plots**
- Design Codes need to be **flexible**
- Plot passports aid **marketing and delivery**
- Who deals with **pre-commencement** conditions (site-wide / off-site).



Next Steps

- Testing workshop with Councils early '23
- Research published in Mid '23
- BLRF2:
 - 22/23 – £40m – successful schemes announced in Nov '22
 - 23/24 – £60m – applications to be submitted by end of March '23
 - 24/25 – £80m – Spring '24 applications
- The Task Force can help identify sites / prepare planning applications and support delivery.



Thank You

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