



# Planning for the right homes in the right places

## One Public Estate

Ellen Vernon – Programme Director, LGA



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Government  
Property



Department for Levelling Up,  
Housing & Communities



Launched as a pilot with 12  
councils

Aim – to collaborate around  
public sector estate assets



98% of councils  
13 government departments  
Hundreds of other public bodies

69 local OPE partnerships, led  
by councils





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## Making the best collective use of public land and property

- Local growth – repurposing land for homes and jobs
- Efficiencies - capital receipts and running cost savings
- Better public services – integrated and accessible







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[www.local.gov.uk/onepublicestate](http://www.local.gov.uk/onepublicestate)





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## OPE Programme

Since 2013 support has been provided for over 800 projects up and down the country

Hubs - shared office space – station regen – health on the high street – urban extensions



### By March 2023:

- Over £500 million in capital receipts
- Over £100 million in revenue savings
- **Surplus land for over 34,000 homes**
- 134 co-locations





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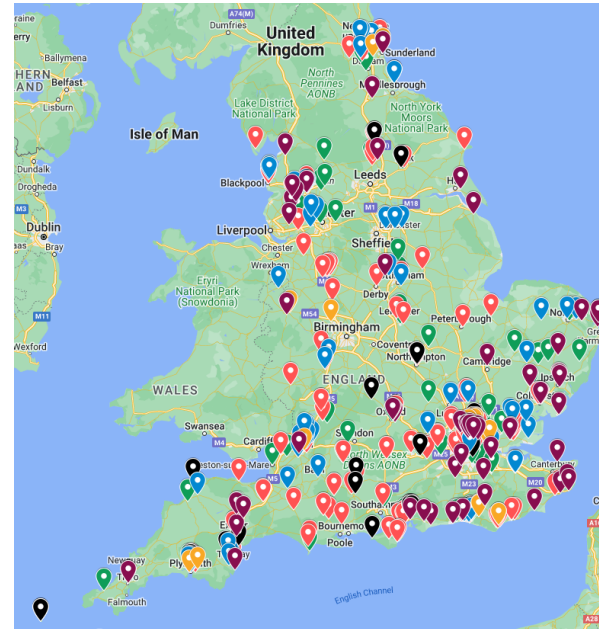


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## Brownfield Land Release Fund

Since 2017 over £175 million has been provided for over 400 projects up and down the country

Council owned land



**By March 2023:**

Land released (brought to development viability) for **over 4,300 homes**





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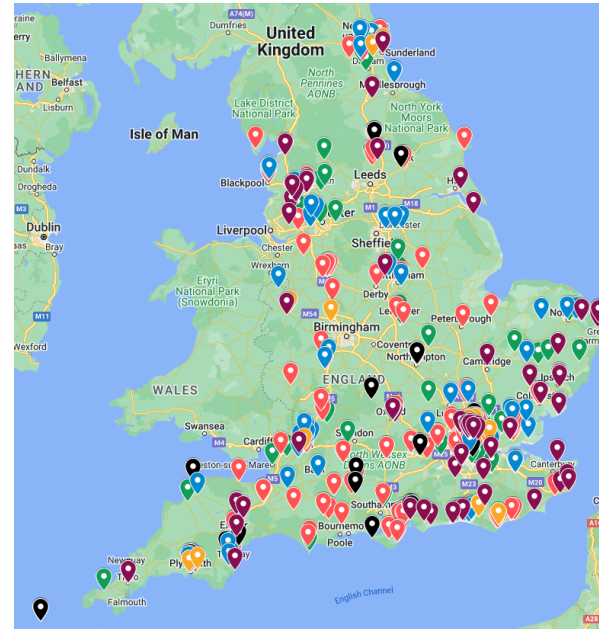
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Third tranche of Brownfield Land Release Fund 2 (BLRF2.3) is expected next year



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# Why is the public estate important for housing delivery?

## Collective scale of opportunity

- Convening position of councils – as per OPE, collaborate with other public landowners

## Housing delivery

- Control – e.g. pace of development, type, tenure (not profit driven)
- Ability to bid for funding/reassure funders re delivery
- Ability to meet specific local needs
- Ability to establish best practise, set standards (e.g. materials, public realm quality, sustainability features, apprenticeships)

## Placemaking

- Public assets often in/around town centres/urban centres

## Indirect value

- Realising a receipt to reinvest in specific projects; sites for relocating commercial/social tenants







# How can councils best harness opportunities from the public estate to bring forward the right homes in the right places?

**Link to other strategies** impacting on larger land holdings: car parks, cemeteries, depots

**Large sites, other public sector** – early conversations

**Understand your assets:** issues, opportunities, be funding ready

Consider **meanwhile use, MMC** where large surplus site/some time to bring forwards

**Small sites** – package up, also with partners, de-risking efficiencies

**Don't dismiss difficult sites** – use the OPE network, talk to others, share your experiences





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**Barnstaple, North Devon**







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**Northwick Park, LB Brent**



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**Red Oak Court, Dorset**

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# Thank you