One Public Estate
in Suffolk

and the Mildenhall Place-Shaping Programme
Sharing the public estate is the norm across the whole of Suffolk
• Grew out of OPE2 membership for Suffolk and Norfolk
• Set up in 2015, following OPE Phase 3
• Meets quarterly
• Complements Suffolk Property Partnership
• Independent Programme Manager until March 2018
• Designed as a pilot for a local delivery mechanism
• Received OPE funding for three place-based projects to date
• Now mirrored by an Ipswich and Central Suffolk Board
Membership of WSPB

• District Leaders/CEO/Director (chair)*
• County Cabinet Member / Assistant Director (Property)*
• Both LEPs*
• CCG, WS Hospital Trust, Foundation Trust
• Ambulance Service
• Police
• Leisure Trust
• Suffolk Library Service
• West Suffolk College
• DWP
• GPU/LGA (OPE team)
• Any other partner, as required e.g. Academies, Government Departments

* Pre-qualification requirement
Work Programme of WSPB to date

• Meetings focused on one main topic e.g.
  – NHS estate plan
  – RAF Mildenhall
  – Town Centre Masterplans (and public assets)

• Coordinates all OPE work
  – programme management not project management
  – Public Asset Studies

• Looks at existing projects e.g.
  – Mildenhall Hub
  – “Public Service Village” Phase II

• Spots new OPE opportunities e.g.
  – Market town hubs
  – NHS estate rationalisation
Why does a “local” Property Board work for OPE delivery?

- Built on local relationships and knowledge and allows local leadership
- Allows greater participation in OPE for smaller local partners e.g. schools, GPs, leisure trusts
- Projects are relevant to everyone present at the meeting (and they stay engaged)
- Manageable scope: projects can be focused on a single place or catchment area
- Membership can be built around specific local projects (and flex as the programme changes)
- Involves senior leaders – quicker decisions and focused on outcomes, not just property issues
- Builds collaboration between whole public sector
Three-tier OPE structure envisaged in 2015 Bid for WSPB
Mildenhall
Potential core services – phase 1

Ad hoc users

Community Voluntary Local Sports
Groups Sector Businesses Clubs

Later phases

Primary Community Enterprise
School Centre Centre
Shared or Central Facilities

- Meeting/activity rooms
- Small private rooms
- Access to school facilities out of hours
- Library (integrated into central space)
- Leisure centre and pitches
- Café/kitchens
- Joint Reception Team (‘Hub Hosts’) 
- Advice Centre
- Community ‘hot-desks’
- Co-located team areas
- Central plant/renewables
- Car parking and external areas

Secure and safeguarded areas

**Linking to/Supporting:**
- Schools
- Health centre
- Pre-school
- Offices/staff facilities
- Police facilities
Phase 1 layout for the Mildenhall Hub (subject to planning consent)
Mildenhall Hub
submitted visuals for planning application
Mildenhall Hub - progress to date

• Business case approved (estimated cost £40m; 25 year savings £20m)
• Development Brief adopted
• Funding secured (including EFA)
• Design team appointed
• Planning application submitted May 2017
• If approved, and within budget, first phases open in 2020
• Future proofed for future evolution of the town
• Vacated sites identified in local plan for potential residential, employment and town centre uses
RAF Mildenhall
“Now let’s work together to achieve an economic legacy for the site that we can all be proud of”
Cllr James Waters, FHDC leader

West Suffolk MP Matthew Hancock said: “From the moment the US Air Force said they were pulling out of Mildenhall we have been united in our determination that we have a plan in place before they leave, to look after people affected and so the site can be put to good use.

“We have worked with our communities to identify the challenges ahead as well as their ambitions for the site.

MoD: A better Defence Estate
“We need to continue to work with those local authorities impacted by the decisions made in this strategy. There is significant long-term potential to enable economic growth from the use of vacant Defence sites for either commercial or residential purposes.”

The Mildenhall community, which for decades has played host to the US Air Force, is set to have one of the largest brownfield sites in the country on its doorstep when the Americans leave.

“The announcement is the next step towards understanding how the regeneration will take place...

James Waters, FHDC leader