

# Case Study

## One Public Estate Programme – Some successes for year one

### LEEDS CITY COUNCIL - JOINT APPROACH DRIVING MODERNISATION AND REGENERATION

West Yorkshire Police has been seeking to relocate from Millgarth and Holbeck police stations into a new divisional HQ. However, the police were unable to secure a suitable site until Leeds City Council came forward with an 8-acre edge of town site opposite Leeds United football ground.

The council subsequently purchased the Millgarth police station in Leeds city centre to facilitate delivery of Hammerson's Victoria Gate retail scheme. The development will feature a new flagship John Lewis store, creating 991 jobs in the process.

**Alan Gay, Deputy Chief Executive and Director of Strategy & Resources, Leeds City Council**

*“As a result of the One Public Estate Programme, Leeds City Council has benefited from the programme's approach to collaborative working with public sector partners. Information sharing with key partners, such as the West Yorkshire Police, has brought to light the potential value of underused land, relocating services, and generating valuable income.”*

New West Yorkshire Police headquarters and Victoria Gate development



## HULL CITY COUNCIL – BUILDING OPTIMISATION PROGRAMME

The Hull City Council Building Optimisation Programme (BOP) was a successful programme set up in 2011 which reduced the number of council office properties in the city centre by 14 (from 43 buildings to 29) and to build a new city centre Customer Service Centre (The Wilson Centre) using the savings made.

Through the One Public Estate Programme it has been possible to take the BOP programme to the next level and extend it to include public sector partners. In the first year of the programme the council have worked jointly with those partners to look at joint approaches to service delivery and back-office functions. One example is the newly built NHS Bransholme Health Centre which is a real hub for its community boasting an excellent range of health and community services under one roof in a bright, modern and comfortable environment allowing the council to relinquish a number of expensive leases and bring together more integrated public services.

The programme in 2013/14 has seen 13 leases terminated and 6 buildings vacated, in addition to £971,000 in capital receipts and a £292,000 reduction in running costs. Going forward, an ambitious target of £1 million of capital receipts per year and £250,000 savings in revenue costs per year has been set.

### **Pauline Davis, Deputy Chief Executive , Hull City Council**

*“The One Public Estate initiative has helped us form relationships with other public sector partners and the government’s civil estate, to deliver more joined up and customer centred services, as well as reduce our property related spend.*

*It has raised the profile of Hull City Council and helped us better understand how local and central government public services fit together. We now feel that we have a firm footing and common goals to share in delivering services to meet increasing customer expectations.”*



Essex House  
Lease-hold vacated  
Saving £36,837 pa



King William House  
Lease-hold vacated  
Saving £223,724 pa

## SURREY COUNTY COUNCIL – KNOWLE GREEN PUBLIC SECTOR HUB

Through participation in the One Public Estate Programme, Surrey Council has been able to develop new opportunities with local and central government partners. At Knowle Green in Staines Upon Thames the County Council are working in partnership with Spelthorne Borough Council, the Ministry of Justice (MOJ) and the National Health Service (NHS), in order to review the provision of public sector services.

The current provision occupies a large site and is made up of a number of dated properties which are not fit for purpose and have high backlog maintenance liabilities. The site is currently being reviewed alongside the town centre strategy with the intention of moving the public sector services to the retail core and freeing up the current site for residential redevelopment.

The new public sector facility will provide the opportunity to integrate local and central government services, encouraging greater public use as well as many additional long term benefits.

- 340 New Homes from land released from the relocation, of which half will be affordable units
- New, fit for purpose public sector facilities
- New health and leisure centres
- Significant carbon reduction
- Up to 50% reduction in operational costs forecast
- Capital receipts in the region of £15 - £20m
- Eliminating backlog maintenance liabilities of over £3m
- Public sector occupation of empty town centre units, helping rejuvenate the High Street
- Higher customer satisfaction through easy to access, better located public service facilities.

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