

Report to: Asset Management Forum



Date of Meeting 13 March 2023

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Devon & Torbay One Public Estate Board – Public Land Protocol Proposals

Report summary:

A public sector Land Protocol is being considered across Devon through the Devon & Torbay One Public Estate Board. This is essentially a way of strengthening the OPE Board's function and formalising the collaboration aims of its partners across their joint asset base. It considers use of public sector land assets - either individually or joined with other agencies' assets- which can create a public good and value which outweighs standard asset value and property returns. A new joint approach to managing our public land is a key driver for transforming service delivery and achieving to our goals, for enabling our regeneration and placemaking priorities, and to deliver affordable housing and accelerate inclusive and clean growth.

The public sector Land Protocol if adopted would be promoted by the partners in the Devon and Torbay OPE Partnership on behalf of the Devon County Deal. It sets out principles for the development, management and disposal of public land to help drive inclusive and clean economic growth.

It should be emphasised though that signing up to the Protocol does not mean that the landowner loses sovereignty over their asset. The decision to commit assets into the protocol and otherwise on their use, development and disposal will remain with the landowner, in this instance EDDC.

Possible outcomes / priorities of a public sector Land Protocol -

- Improve delivery of public services and cost efficiencies particularly where agencies' shared services are involved
- Release more land for housing, economic growth and regeneration. Accelerate delivery and increase the scale of growth opportunities
- Facilitate hybrid and new ways of working and shared use of properties by public sector partners for instance for back office/admin functions
- Secure additional government funding
- Promote innovation across the property, economic development and housing sectors
- Improve the operational and cost efficiencies of public sector assets
- Facilitate new partnerships and joint ventures
- Leverage private sector investment
- Strengthen collaboration and partnership working by the public sector and their private sector partners

It is recognised that partners would be able to commit to the Protocol or elements of it at a different pace depending on their corporate positions. To facilitate the Protocol being adopted it's suggested a focus initially on some pilot initiatives, geographical and thematic, among a group of

willing partners who can gain immediate benefits from this and demonstrate the benefits to the wider Board.

We are being asked to comment on the drafting of the Protocol and offer at this stage our corporate support to the principle of such a protocol – with detail still to be finalised. Most importantly, signing up does not mean that we lose our sovereignty – it is our decision what assets we put into the protocol and furthermore the decisions that arise around use, development and disposal of those assets within remain with the authority. This protocol is more about the sharing of information and collaboratively looking at how those sites can then be bought forward.

The detail of the proposals are not yet in the public domain but have been considered by the Council's Senior Leadership Team who are supportive to the principles of the draft.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That AMF notes the content of this report.

Reason for recommendation:

To provide an awareness of this possible direction of travel.

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Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Low Risk;

Links to background information

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
 - A greener East Devon
 - A resilient economy
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Financial implications:

There are no direct financial implications from the recommendations in this report.

Legal implications:

There is no direct comment to be made in relation to this report, each and any individual issue will need to be considered as it arises