**REPORT TO: JOINT COMMITTEE**

**DATE: 30th November 2018**

**REPORT TITLE: JOINT ASSETS BOARD (JAB) UPDATE**

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**Purpose of Report**

1. This report provides an update to Joint Committee on the establishment of a West of England Joint Assets Board and seeks endorsement of the Joint Committee for the Terms of Reference for the Board.

**Background**

2. The Devolution order sets out that the West of England would explore options to establish a Joint Assets Board.

3. The Devolution Agreement (March 2016) states central government's commitment to support the operation of a West of England Joint Assets Board, with the aims of:

- Developing a joint programme of public sector asset disposals
- Identify barriers and solutions to the delivery of this programme
- Enabling housing targets.
- Unlocking more land for employment use

4. At the last meeting of the Joint Committee meeting on 27th July it was agreed that a task and finish group should be formed to progress this work at pace.

5. As anticipated over the summer, the One Public Estate bidding round for Wave 7 opened. Having an established Joint Assets Board would strengthen the existing governance and give further support to any bid submitted through this process.

**Issues for Consideration**

5. A working group comprising WECA, the four Unitary Authorities and Central government colleagues from the Cabinet Office and the Local Government Association One Public Estate team, have considered the role, function and broad terms of reference for the Joint Assets Board.

6. The proposed terms of reference are as follows:

Terms of Reference
Purpose of the JAB:

1. **The West of England Joint Assets Board has been established to provide strategic oversight and coordination in the more effective use of public assets to support:**

   a. Securing and maintaining senior level buy in on the shared priorities across the West of England.
   b. Delivery of homes and employment land to implement the West of England Joint Spatial Plan.
   c. Sustainable economic growth to realise the ambitions of the Combined Authority and Local Enterprise Partnership and the constituent local authorities and their partners
   d. Identification of opportunities to accelerate growth in homes and jobs, to deliver additional homes and jobs or to deliver better and more holistic outcomes by taking a joint approach. A particular focus on housing affordability, health and wellbeing outcomes to reduce inequality gap. Recommending to other services where there are opportunities to influence these wider additional outcomes.
   e. Identification of opportunities where there may be potential to reform public service and create efficiencies. This will include consideration of how efficiencies are created through the portfolio and how efficiencies may be created through service delivery.

2. **The role of the Board will include:**
   a. Ensuring alignment between WECA/WoE led programmes and strategies on transport, planning; OPE programmes and strategies and partner agency strategies ie Homes England Land Acquisition programme and the National Deal with Live West/Sovereign which is a land led programme.
   b. Providing commercial input and land intelligence into the West of England Infrastructure and Investment Delivery Plan.
   c. To provide strategic oversight to the One Public Estate delivery boards including, recommend bids to the OPE programmes to the Joint Committee to endorse.
   d. Commissioning and publishing research to support housing, employment land and infrastructure delivery.

3. **Governance:**
   The Board will make recommendations to and provide updates on activity to the West of England Joint Committee in line with the proposed governance arrangements as set out at Annex 1.

4. **Membership:**
   Membership of the Board will include:

West of Combined Authority
Bath and North East Somerset Council
Bristol City Council
North Somerset Council
South Gloucestershire Council
OPE
Cabinet Office
Local Government Association
Health: TBC-NHS Central Public Health and NHS Estates
Homes England
Ministry of Defence
Ministry of Justice
Blue Light collaboration to be a representative on behalf of the Police, Fire, Ambulance Service for West of England
MHCLG
Network Rail
Department for Transport

**One Public Estate Bid Wave 7.**

7. The One Public Estate Wave 7 (OPE7) bidding round was launched on 28/9/18. The prospectus contained a challenging submission deadline of 30/11/8. The decision on final application and announcement of funding awards will be February 2019. Applications will be jointly assessed by Cabinet Office, the LGA and MHCLG against six criteria. This includes; meeting pre-selection criteria, strength of partnership arrangements (all), track record of delivery (existing partnerships), project plans and deliverability, innovation and delivery of targeted sites, and value for money, including schedule of costs and benefits

8. Cabinet Office have expressed that bids should build on those submitted previously at Wave 6 and should come therefore as a joint West of England proposal. WECA will submit the OPE7 bid on behalf of the four Unitary Authorities and be the accountable body for it.

9. The theme of the OPE7 bidding process is housing delivery. The scope of the bid is exploring how the Partnership can best utilise public assets and innovation to deliver housing and securing wider outcomes including more affordable homes for specialist housing groups.

**Next Steps**

10. The Joint Committee are asked to endorse the Terms of Reference of the JAB, so that they may be agreed at the JAB meeting on 30th November 2018.

**Consultation:**

11. This report has been prepared following discussion and review from WECA and UA officers.

**Other Options Considered:**

12. The establishment of the JAB is set out in the devolution order and the principle was agreed by Joint Committee at their meeting on 27th July.

**Risk Management/Assessment:**

13. There are no direct implications arising from this report. Any risks will be reviewed through the Joint Assets Board.

**Public Sector Equality Duties:**

14. The public sector equality duty created under the Equality Act 2010 means that public authorities must have due regard to the need to:
    - Eliminate unlawful discrimination, harassment and victimization and other conduct prohibited by the Act.
    - Advance equality of opportunity between people who share a protected characteristic and those who do not.
    - Foster good relations between people who share a protected characteristic and those who do not.

15. The Act explains that having due regard for advancing equality involves:
    - Removing or minimizing disadvantages suffered by people due to their protected characteristics.
    - Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
    - Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

16. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected in the design of policies and the delivery of services, including policies, and for these issues to be kept under review.

17. There are no direct implications arising from this report.

**Economic Impact Assessment:**

18. There are no direct implications arising from this report.

**Finance Implications:**

19. The JAB will be resourced by WECA and the four Unitary Authorities prioritising existing officer time. Resources will also be sought to support the establishment of programme management for the JAB and its work programme from OPE 7 funding.

20. Programme reporting for the OPE 7 will be undertaken using resources secured

through One Public Estate funding for project management – currently coordinated by Bristol on behalf of the four Unitary Authorities.

Advice given by: Malcom Coe, Director of Investment and Corporate Services, West of England Combined Authority.

**Legal Implications:**

21. There are no direct implications arising from this report.

Advice given by: Shahzia Daya, Director of Legal Services, West of England Combined Authority

**Land/Property Implications;**

22. There are no direct implications arising from this report.

Advice given by: David Cater, Director of Infrastructure, West of England Combined Authority

**Human Resources Implications:**

23. The JAB will be resourced by WECA and Unitary Authority officers. As this project evolves, the resource requirements will be reviewed to ensure effective delivery of the project.

Advice given by: Alex Holly, Head of Human Resources, West of England Combined Authority

**Recommendation:**

Members are asked to endorse the Terms of Reference of the JAB, so that they may be agreed at the JAB meeting on 30th November 2018.