



Strategic Property Asset  
Collaboration in East Sussex

# Appendix 2

Update on the SPACES Programme

*Prepared for Place Scrutiny*

*12 March 2024*



# Benefits Summary from SPACES Programme (since 2012)

## Quantitative Benefits\*

Quantitative Benefit	Delivered	Projects in Progress
Capital Receipt	£16,126,000	£1,585,000
Revenue Reduction	£1,427,250	£65,707
CO2 Reduction	385	0
Revenue Receipt	£1,892,953	£3,976,082
Cost Avoidance	£358,829	£222,790
Investment - Regeneration	£2,200,000	£0
Investment - Community Grants	£38,000	£0
Grants Awarded	£3,516,000	£0
Housing	138	984
Employment	207	570
Gross Internal Area Reduction (m <sup>2</sup> )	12,986	0

## Qualitative Benefits

Type of qualitative benefit	Projects/Outcomes Delivered	Projects In Progress
Joint disposals	2	1
Co-location cross sector services	27	2
Co-location response services	3	3
Land swap	3	0
Co-location related services	9	1
Disposal and community provision	6	0
Joint procurement	6	0
Shared workspace provision	5	0
Regeneration	0	7
Sustainability	3	0
Health Improvement	1	1
Brownfield development	2	11
Networking/ Shared information	13	-
Resource/ support provision to Partners	12	-
Sourcing of space solutions	10	-
External funding awards	11	-
<b>TOTALS</b>	<b>113</b>	<b>26</b>

## Potential projects also plan to deliver:



**Generate  
£4.2m capital**



**Build 293  
homes**



**Create 440  
jobs**



**£2.83m of grant  
applications submitted**

(\*All figures are partnership wide and have been reported to the Programme Team by the relevant project leads from partner organisations)

# Successful funding awards

Fund type	Round (year)	Amount	Summary
Transformation Challenge Award (TCA)	2014	£420,000	Funding used to enable the Collaborative Workspace initiative, the Link Wi-Fi network in 'Shared Spaces', Programme Resource and consultancy work on the 'Future of Public Sector Office' (post-Covid).
One Public Estate (OPE)	Phase 5 (2016)	£175,000	Projects include Blue Lights co-locations, Regeneration (incl. housing provision), Redevelopment, Programme Management, Office consolidation/co-locations, and Health, Leisure facilities and/or community provisions.
	Phase 6 (2017)	£135,000	
	Phase 7 (2018)	£450,000	
	Phase 8 (2020)	£325,000	
	Phase 10 (2024)	£150,000	
Brownfield Land Release Fund (BLRF) and Self & Custom Build (S&CB)	Phase 1 (2021)	£1,112,000	2 projects were completed in 2023, delivering 26 affordable homes.
	S&CB Phase 2 (2022)	£164,000	
	Phase 2.1 (2022)	£485,000	Current live projects are anticipated to deliver another c91 housing units when completed.
Opportunity Development Fund (ODF)	2022	£100,000	Split across 2 workstreams: 1) Land Release for housing, 2) Health and Wellbeing hubs.



# Successful funding awards (cont.)

- To date, a total of £3,366,000 government funding has been successfully obtained through SPACES bid applications
- Recent BLRF Phase 2.3 (February 2024) applications submitted are worth **£2,830,000**. If successful, this would deliver a total of **142** new housing units. (*Award outcome from DLUHC due end of Summer 2024*)

## SPACES Programme Resource's role in One Public Estate projects/ funding:

### **Bid development**

(Stakeholder management, timetables, arranging sign off, QA feedback, advice and guidance)

### **Programme Management**

(Reporting, project board meetings, relationship management, risks and issues)

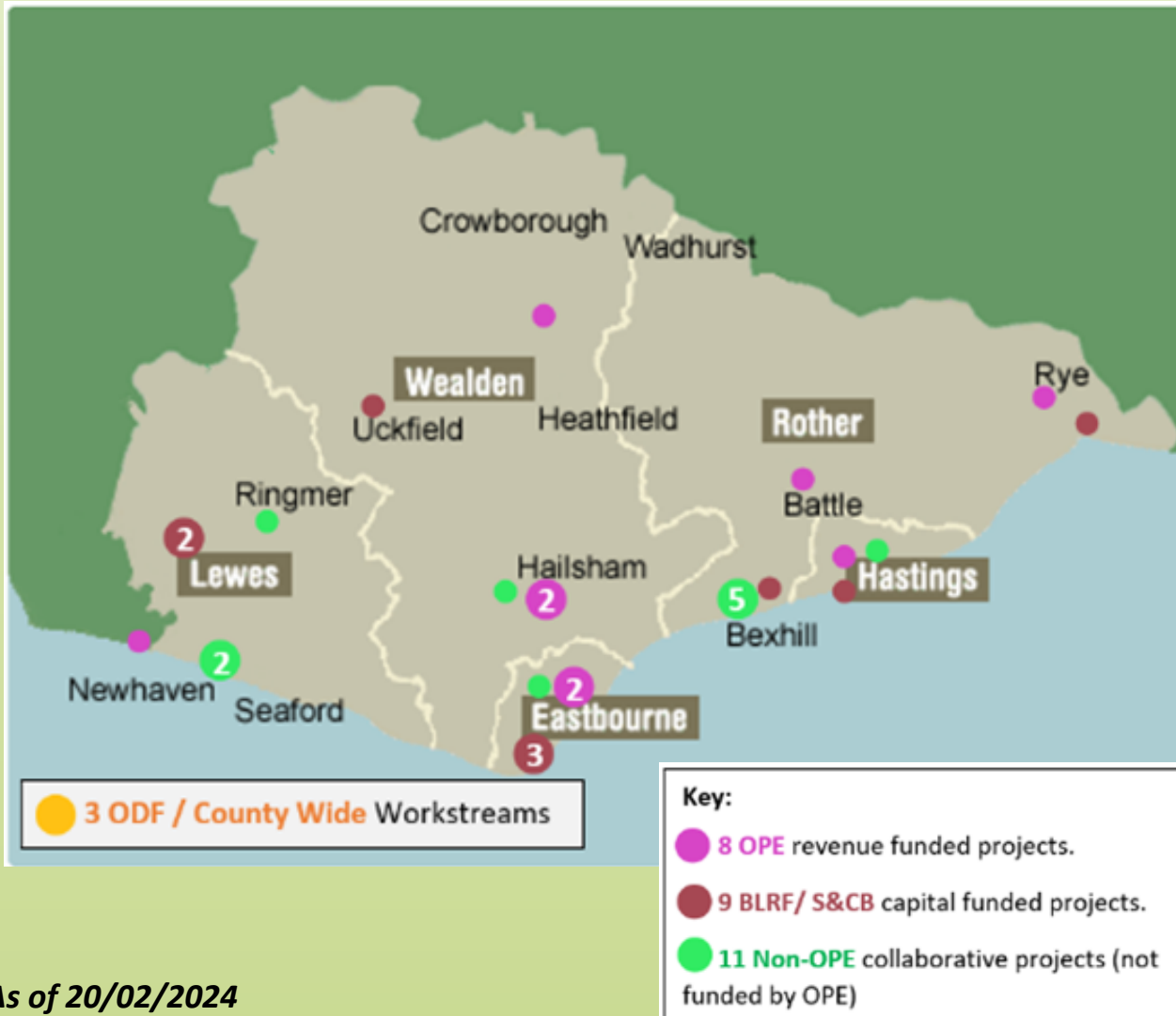
### **Pipeline development**

(Partner engagement, commissioning and managing consultants/ specialist advice)

### **National best practice**

(Sharing information, making connections, networking)

# Live Projects Heatmap



## Examples of projects supported by SPACES include:

- Hastings Leisure, Wellbeing and Cultural Hub (Hastings)
- Mayfield GP Surgery & Community Centre (Mayfield)
- 'Combe Valley' new mental health hospital (Bexhill)
- Hailsham Aspires (Hailsham)
- King Offa Residential Development (Bexhill)
- Calvary Crescent 100% affordable housing development (Eastbourne)
- Streatfeild House 100% affordable housing development (Uckfield)
- The Marine Workshops (Newhaven)



# SPACES Strategy 2021-2024

## Summary of progress

# Asset Collaboration and Utilisation



## Identification and facilitation of collaborative opportunities

- Managing the Space Needs and Available (SNAA) process. Ongoing reporting and improvements to maximise potential.
- Engagement with VCSE Alliance to identify requirements, priorities and develop scope (including presentation to Alliance, June 2023). Topics include Community Asset Transfer, identification of space needs and Social Value commitment via SPACES contracts.

## Future of Public Sector Office

- Established Future of Public Sector Office (FPSO) Joint Working Group (JWG) with Greater Brighton OPE partnership (June 2021). To maximise synergies (for all partners) and reduce duplication (for pan-Sussex partners). Manage JWG forward plan.
- Jointly commissioned external support to deliver asset mapping/ opportunity identification activity (report approved June 2022).
- Produced learning from previous 'Collaborative Workspace' project (June 2022 Board) to inform FPSO projects.
- Developed resources setting out options and learning on related topics (including resource booking systems and furniture disposal/reuse).

# Sustainability, Carbon and the Environment



Coordinated approach to electric vehicle charge points	Sharing best practice on decarbonisation of buildings	Other
<ul style="list-style-type: none"> <li>Established, Chaired and coordinated EVCP Task and Finish Group (Jan - November 2022).</li> <li>Mapping and planning of EV charge points across county, engaging with relevant experts and organisations.</li> <li>EV Blueprint report produced.</li> <li>Transitioned into the EVCP Working Group (TOR produced by Programme Team) which held its first meeting Nov 2022 (handed over to ESCC to lead).</li> </ul>	<ul style="list-style-type: none"> <li>Established 'SPACES FM carbon reduction' group in July 2023. Chaired and coordinated by Programme Team. Sharing information on projects/ initiatives and peer learning discussions (including site consolidation, measuring performance, behaviour change, contractual arrangements, Salix funded projects, solar projects, etc).</li> <li>Managed Partner Survey regarding decarbonisation funding streams (May-June 2023) to identify positions and areas for collaboration.</li> <li>Topics raised through Board including Carbon Offsetting – on the forward plan to explore.</li> </ul>	<ul style="list-style-type: none"> <li>Shared information on 'Carbon Literacy' training or equivalent development (including free of charge opportunities) with partner members to increase 'Carbon Literacy' within the partnership (May 2023).</li> <li>Exploring sustainable uses for underutilised land (such as Solar PV farms/ re-wilding).</li> </ul>



# Health and Social Care



Enhancing Integrated Care System strategic initiatives	Facilitating solutions to health space requirements
<ul style="list-style-type: none"> <li>• Commissioned research into Health and Wellbeing Hub best practice/ models (ODF funded, 2023).</li> <li>• Pilot project on integrated health hub operating model (ODF funded, 2024).</li> <li>• Informed development of Sussex Integrated Care System (ICS) Estates &amp; Infrastructure Strategy development and connected key stakeholders (late 2023/ early 2024).</li> <li>• Provided ODF grant contribution to Strategy development.</li> <li>• Produced successful OPE Phase 10 bid for a GP and Community Centre project (Jan 2024).</li> </ul>	<ul style="list-style-type: none"> <li>• Support Covid-19 health recovery including search for spaces for vaccination and testing sites, and ‘catch up’ programmes.</li> <li>• Engaged with Health colleagues (formally and informally) to identify primary care space requirements.</li> <li>• Incorporated NHS Property Services ‘Open Spaces’ process and vacant spaces procedure to SPACES processes.</li> </ul>

# Regeneration, Economic Recovery & Housing



## Regeneration and economic recovery

- Engaged with Skills East Sussex to identify opportunities of how project delivery can support employability and skills in the county (Jan 2023 Board).
- Engaged with Apprenticeship Team (Jan 2024 Board) to enhance understanding and take-up of Levy.
- Engaged with Business East Sussex enabled mutual awareness of BES/SPACES partnership structures, priorities and activities (Board attendance Feb 2023).
- Engaged with Locate East Sussex regarding space requirements (and July 2022 Board).
- Reviewing partner methods of disposal and acquisition to ensure best value for local need (2024).

## Housing

- Produced Brownfield Land Release Fund (BLRF) bids for 21 projects. Successfully awarded £1,761,000 to deliver 147 housing units to date (another £2.83m pending outcome, to deliver 142 homes).
- Programme management of BLRF projects.
- Commissioned and managed consultants to develop pipeline of BLRF bids (ODF funded, 2022/23).
- Engaged with East Sussex Housing Partnership (ESHP).
- Commissioned and managing consultants to review assets and identify opportunities to release land for housing. Pilot to be based on ESHP priority needs (2024).

# Communications and Resources



Resources	Communication
<ul style="list-style-type: none"> <li>• Production and regular updates to Funding Opportunities spreadsheets to highlight funding streams available to partners linked to SPACES Themes areas.</li> <li>• Produced of bids/proposals for One Public Estate (OPE) funding streams, including OPE revenue, ODF revenue and BLRF Capital.</li> <li>• Collated and shared information on apprenticeship frameworks relating to property sector roles (Jan 2024).</li> <li>• Collating information on relevant procurement frameworks that support synergies (i.e., use of SMEs and sustainable methodologies).</li> </ul>	<ul style="list-style-type: none"> <li>• Developing the SPACES Shared Information Platform (SIP) to improve accessibility of relevant information and communication between partners.</li> <li>• Producing comms relating to the Programme (benefits dashboard) and individual projects (case studies) to learn lessons and celebrate achievements.</li> </ul>