



PUBLIC SECTOR PUBLIC PRIVATE PARTNERSHIP

The public sector has a duty to improve the efficiency and delivery of its services, which means using its property assets better. Councils are under increasing pressure to unlock the value of the wide variety of properties they own, to reduce running costs and to use their buildings to provide better public services.

It takes creativity and an innovative approach to problem-solving to get the best results. Often, the key to success is a public/private partnership. But, to identify the right partners, set up a workable structure and get the very best value from the partnership, you need expert advice.

That's where we come in. Your aim is to improve the quality of public services, be efficient and stimulate regeneration and development. By identifying and then working with co-consultants - such as specialist financial and leisure advisors, solicitors and cost consultants - we can help you get there.

HOW WE CAN HELP

We can help you to address key concerns, including:

- The quality and availability of new and improved facilities (including libraries and leisure centres)
- How to use historic and unusual properties, such as heritage sites and town halls
- Accessing private sector finance and expertise, which may mean reorganising your operational arrangements
- Transferring risk while keeping appropriate control
- Transferring staff to new ventures
- Public sector procurement options including asset backed vehicles.

Finding the right partner

Successful projects arise when you work with private sector partners who are open to innovative partnership structures. These will let you address issues that arise from using buildings for a combination of uses, such as future ownership, management and potential redevelopment liabilities. We can help you to find the most appropriate and qualified partners for your projects.

Existing sites

In many cases, you can fund new facilities by enabling development and intensifying the use of an existing site. Our team can help you identify any planning, highways and design constraints that need to be resolved.

KEY CONTACTS

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Finance and procurement

We understand the financial options in public private partnerships. Our team can advise you on all aspects of the procurement process. In collaboration with co-consultants, we can make sure that the development meets all of your requirements, however broad, including profit-sharing arrangements.

RECENT SUCCESSES

London Borough of Camden

We helped the London Borough of Camden devise a strategy for redeveloping the Swiss Cottage area, including refurbishing the library (a listed building designed by Sir Basil Spence) and redesigning the public open spaces. One of the biggest challenges was how to replace the out-dated sports centre with something more suited to the needs of local residents. We marketed the opportunity for a public private partnership off the back of a design and finance competition, which was won by Dawnay Day, in association with Barratts, with a masterplan by Sir Terry Farrell. Ultimately, the successful partnership helped Camden fund a £20 million sports centre, which includes an eight-lane competition pool, health and fitness facilities and ancillary accommodation.

Brighton and Hove Council

As strategic advisors to the Council on the development of the King Alfred Centre, we used a high profile press campaign and developer showcase to market the partnership opportunity. As a result of our successful campaign, the Council had a choice of leading developers and designers. The winning consortium of Karis and ING hinged on a masterplan by internationally-acclaimed architect Frank Gehry, with HOK Sport responsible for the design of the leisure centre.

Oxfordshire County Council

We worked with the County Council on the redevelopment of Oxford Castle, carrying out an initial feasibility study before the site, a former prison, was handed back to the Council by the Home Office in 1996. Our recommendations helped the Council select The Osborne Group as its partner in redeveloping this Grade 1 listed, scheduled ancient monument in Oxford's city centre. The Council subsequently won a £6 million grant from the South East England Development Agency (SEEDA) for the project. The resulting new hotel and restaurant quarter has won high praise, including awards from RICS, MIPIM and the Civic Trust, who recognised the redevelopment for its partnership approach.