



Cabinet Office

**STATE
OF THE
ESTATE**
IN 2019-20

STATE OF THE ESTATE

IN 2019-20

Presented to Parliament pursuant to
section 86 of the Climate Change Act 2008

HM Government



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JOINT MINISTERIAL FOREWORD

Lord Agnew, Minister of State for Efficiency and Transformation at the Cabinet Office and Her Majesty's Treasury

Rebecca Pow, Parliamentary Under Secretary of State for Environment, Defra



The COVID-19 pandemic continues to have a tremendous impact on our daily lives. The unparalleled scale of the challenge faced by the government to deliver public services and accommodate staff has meant fundamental changes in the way the Civil Service is now operating.

The public estate plays a big part in public service delivery. The estate has continued to modernise and improve, in line with the government's reform agenda. The rapid requirement to adapt service provision since March 2020, to continue to meet our priorities and needs of our citizens, has been assisted by the investment in our digital capabilities and modernisation.

We are proud of our response to the pandemic and our ability to adapt to changing circumstances in unprecedented times. 11 Nightingale hospitals were built and fitted out in rapid time to offer extra capacity to the NHS. Ongoing modernisation of our courts and tribunals services has resulted in greater capacity to offer online services. Our job centres, facing a huge rise in demand, quickly adapted to enable home-working and continue interaction with customers despite remote working. Selected offices were made Covid-secure following government guidelines in order to facilitate essential workers.

Prior to March 2020, the strengthened partnerships between central and local government through the One Public Estate programme have resulted in more land being released for housing and more local job creation; government offices continued to improve utilisation. The central estate reduced by 1% but saw operating costs rise by 1.1%. This is a concern, but will remain a core area of focus as we push to increase the efficiency of the future estate.

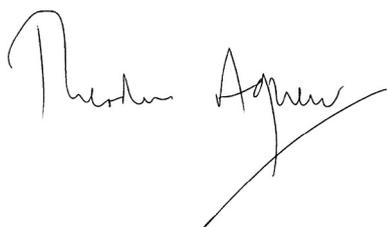
The public estate is an enabler for levelling up all parts of the United Kingdom by transforming places and public services. We made some limited progress in making the Civil Service less London-centric through improved property infrastructure in the regions but much remains to be done. The promotion of local growth by locating more of the estate closer to our citizens has laid the foundations to take advantage of regional expertise and make sure we become more representative of the people we serve across the UK.

The public estate has an important role to play in delivering our commitment to have the most ambitious environmental programme of any country on earth. The government's work to conserve and enhance the environment is guided by two overarching objectives; the urgent need to reverse biodiversity loss, and our legally binding objective to bring all greenhouse gas emissions to net zero by 2050.

In September 2020, the Prime Minister committed to protect 30% of our land by 2030, and in November 2020, we laid out a 10-point plan for a green industrial revolution, setting the UK on course to be a world leader in clean energy, green finance, innovative technology and protecting our natural environment. Next year, the UK will host the COP26 climate change conference and offset all carbon emissions associated with running the event. Hosting COP26 makes it even more imperative that we demonstrate that we are keeping our own estate in order.

Our performance against the 'Greening Government Commitments' – targets for reducing government's negative effects on the environment - shows how we are taking both the environment and the need for efficiency into account in our day to day activities. We are continually challenging the way we use energy and water, make travel decisions, handle waste, and procure goods and services. With most of these commitments being reached and exceeded, the central government estate shows how efficient estate management can also be environmentally sustainable.

In 2021 we aim to publish a new set of Greening Government Commitment targets covering 2021-25. We will be ambitious, ensuring the public estate continues to reduce its environmental footprint, aligns with commitments in our 25 Year Environment Plan and achieves net zero carbon emissions by 2050.

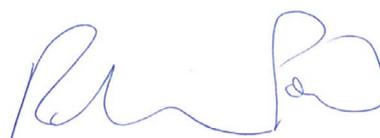


Lord Agnew, Minister for the Cabinet Office

As the custodian of the public estate, the government has a responsibility to ensure that buildings are in a good condition and are a safe, productive environment for staff and citizens accessing public services. This investment will create jobs in the property sector across the whole of the UK. The government plans to improve the country's infrastructure, including 40 new hospitals, 18,000 new prison places, and up to 20 new regional government office hubs. It is vital that new facilities are built to modern, net zero standards, take account of whole life costs, and apply best practice construction standards to deliver longer term value for money and carbon reduction. We are placing much more emphasis on Modern Methods of Construction, an industry that the UK has the capacity to become a world leader in.

Successful management and transformation of the estate relies on good data and attracting and retaining the best professional capability. The Government Property Profession is developing a competitive offer on career pathways and talent development for property professionals. A new Digital National Asset Register will provide a modern digital platform for property data and insight.

As we seek to Build Back Better and Greener, the Government Property Function has a key part to play in accelerating infrastructure, levelling up and boosting growth and jobs. We aim to transform the government estate into a sustainable, net zero platform for the delivery of future public services.



Rebecca Pow, Defra Parliamentary Under Secretary of State for Environment

Introduction

Purpose of this report

The State of the Estate series of reports fulfils the requirement in the Climate Change Act 2008¹ to assess the progress made in the year towards improving the efficiency and contribution to sustainability of buildings that are part of the public sector estate. The report is laid before Parliament, as required under the Act.

Coverage and methodology

This report covers the period from 1 April 2019 to 31 March 2020, with some exceptions when the latest data available was for the period from 1 April 2018 to 31 March 2019. Performance during 2019-20 is compared with the previous year, 2018-19.

This report covers the breadth and variety of the public sector estate and brings together data and insight from a variety of trusted public sector data sources. In summary:

Chapter 1 - The Public Sector Estate, covering value, disposals and estate portfolios

Chapter 2 - How government departments use the central estate and

Chapter 3 - Environmental performance

Representative case studies from across the public sector are provided throughout, highlighting achievements and best practice.

Figure 1 on page 9 gives a full illustration of the different sectors that make up the public sector estate, with full definitions given in the glossary.

Covid-19

During March, as the Covid-19 pandemic took hold, the Government Property Function quickly adapted workplaces for critical workers to enable the continuation of key public services. In addition, it invested in equipment, changed working practices and developed flexible, agile ways of delivering services from home. The pandemic was taking hold at the end of the reporting period of this report; however much of the impact of Covid-19 occurred after that. Overviews of its impact on the government estate and its management are highlighted throughout.

¹ <https://www.legislation.gov.uk/ukpga/2008/27/contents>. Appendix A details the reporting requirements under the Act.

The public sector estate is vast and consists of a variety of property assets that are used to deliver public services. The sectors that comprise the public sector estate are illustrated in Figure 1 below.

Figure 1 **Government estate structure**



CHAPTER ONE: THE PUBLIC SECTOR ESTATE



1.1 Value

The UK public sector has a large asset base, worth c.£515 billion; the second largest asset class on the government's balance sheet². As shown in Figure 2 land and buildings were calculated as having a gross book value of £443 billion³. Assets under construction were worth £72 billion, illustrating the scale of construction and maintenance activity across the public estate.

Figure 2 Public sector asset value in the last three years

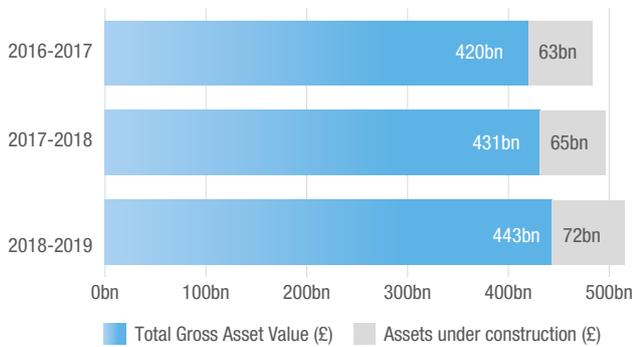
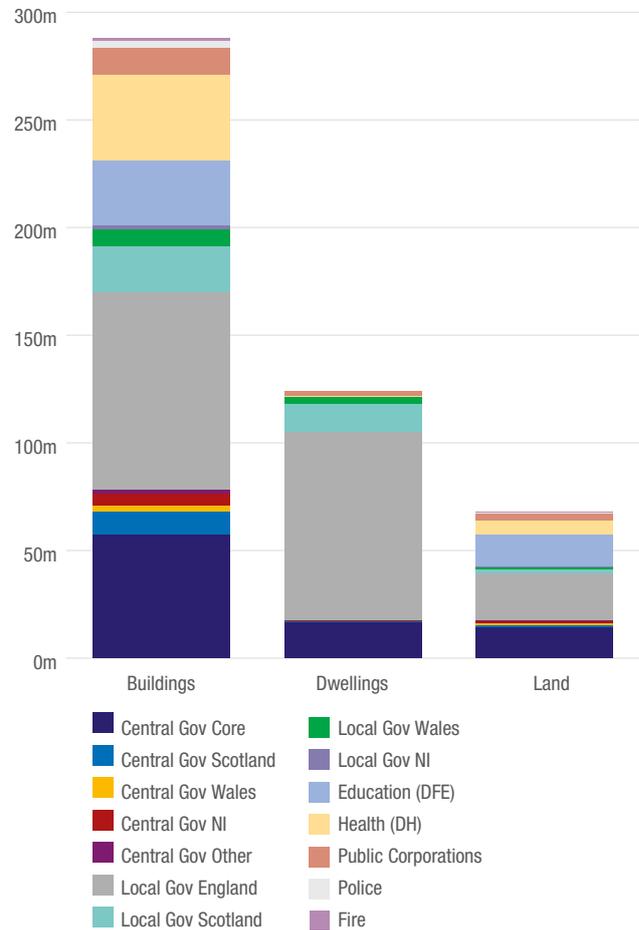


Figure 3 Value of public sector land and buildings (as at 18-19)



2 As published in the 2018-19 Whole of Government Accounts (WGA). The WGA consolidates the accounts of over 9,000 public sector bodies, including central and local government, public corporations, and overseas estate. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/902427/WGA_2018-19_Final_signed_21-07-20_for_APS.pdf

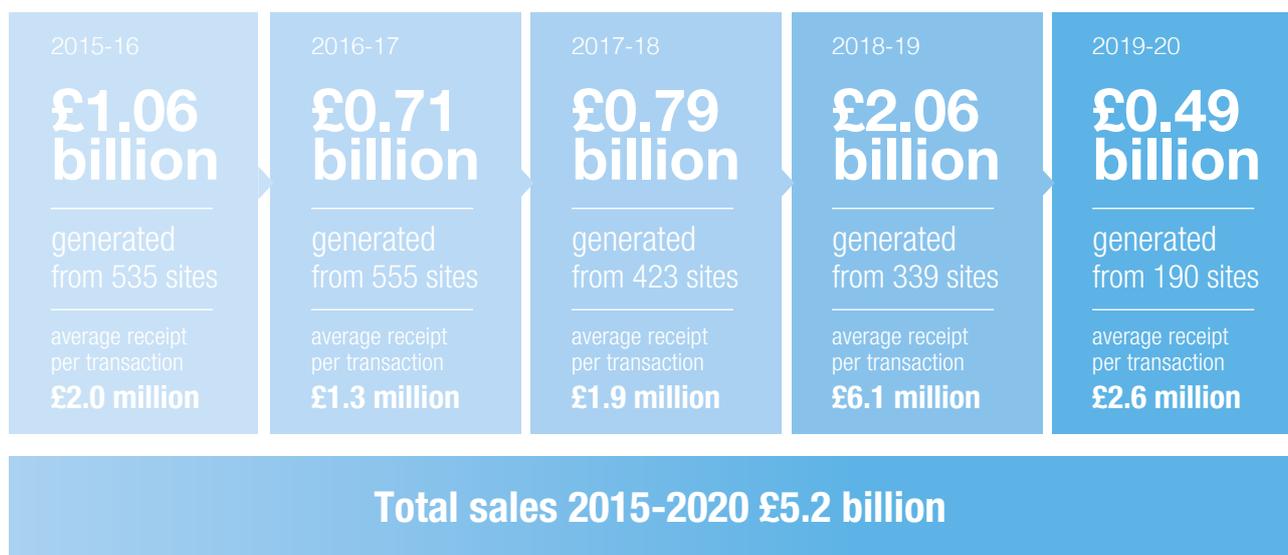
3 In 2018-19.

1.2 Property Disposals

The Government Estate Strategy committed to raise £5 billion from central government land sales between 2015-20. The government achieved £5.2 billion⁴ in receipts from the sale of 2,042 sites.

During 2019-20, central government organisations sold 190 freehold sites generating £0.491 billion in capital receipts.

Figure 4 **Capital receipts raised 2015-20⁵**



Further details of all commercial sales of central government surplus land are published in regular Transparency Reports on Sales of Government Assets⁶.

Case study: Blackfriars Crown Court, Southwark

The court closed in December 2019 and, in February 2020, HM Courts and Tribunals Service (HMCTS) announced the sale of Blackfriars Crown Court to Fabrix Capital for £64.25m. The disposal has helped to fund the ongoing HMCTS Reform Programme. The 0.6 hectare freehold site in Southwark, London, is expected to be converted into a mixed-use scheme containing offices and some retail space.

Case study: Princess of Wales Hospital, Ely

In July 2019, the Ministry of Defence (MOD) announced the sale of the former MOD site at the Princess of Wales Hospital in Ely to East Cambridgeshire District Council for £23.2m. The 8.76 hectare site includes 88 houses that were no longer needed after US Air Force personnel moved out. The project is expected to take two years to fully complete and will deliver 92 homes, 15 of which will be affordable homes, with enhanced landscaping and improved parking.

⁴ £5.1bn out of this was confirmed at the time of publication. £0.12 billion was under audit and therefore subject to change.

⁵ As above.

⁶ <https://www.gov.uk/government/publications/sales-of-government-assets>

1.3 Portfolios

The public estate supports the delivery of public services using a diverse range of properties. To improve the transparency of estate performance across the whole of the public estate, this report is evolving to cover a wider range of assets and reports on the following public sector estate portfolios:

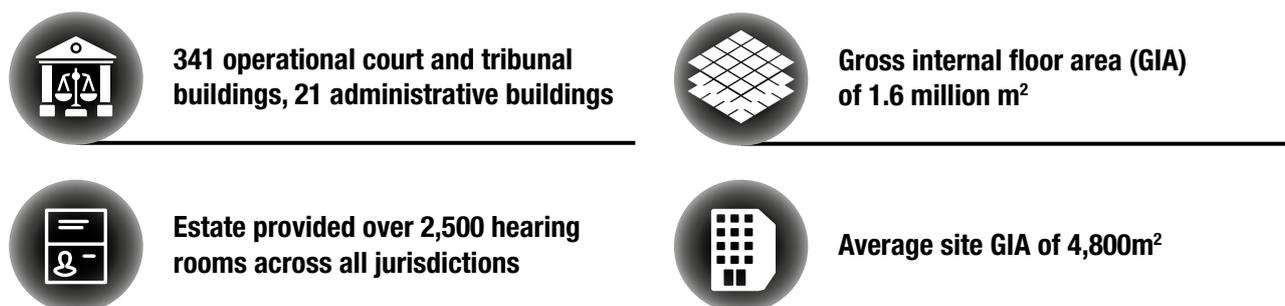
- 1.3.1 Courts
- 1.3.2 Prisons
- 1.3.3 Health
- 1.3.4 Job centres
- 1.3.5 Schools
- 1.3.6 Offices

These portfolios range from government offices to those delivering public services that need to be close and accessible to the citizens they serve. Courts and job centres featured initially in the 2018-19 'State of the Estate' report, and an overview of the prison, school and NHS estates is included here for the first time, setting a baseline against which future annual reports can be compared.

1.3.1 Courts

HM Courts & Tribunals Service (HMCTS) is responsible for the administration of criminal, civil and family courts and tribunals in England and Wales. HMCTS is an executive agency, sponsored by the Ministry of Justice. A snapshot of the court estate is in figure 5:

Figure 5 **Snapshot of the court estate**



Source: HMCTS annual report of account 2019-20
<https://www.gov.uk/government/collections/hmcts-annual-reports-and-plans#annual-reports>

The wider HMCTS Reform Programme has delivered online services and reduced paperwork and physical processes. Reform will provide a modern justice system which increases access to justice through a range of channels and is more efficient for all users.

Over 300,000 people have already used the more convenient online services for issues such as:

- Applying an uncontested divorce, probate, or making civil claims for money;
- Appealing against Home Office immigration decisions;
- Appealing against Employment Support Allowance (ESA) and Personal Independence Payment (PIP) decisions; and
- Making applications to take a child into care (local authorities only).

Between 2017 and March 2020 HMCTS has exited **72 buildings**, reduced its estate footprint by **130,000m²** and **raised over £171m** for re-investment and modernisation.

In 2019-20 HMCTS spent **£35m on maintenance** – including repairing lights, doors, windows and carpets and **£45m on capital improvements** – both fabric and mechanical and electrical.

Figure 6 Sites sold by HMCTS since 2017

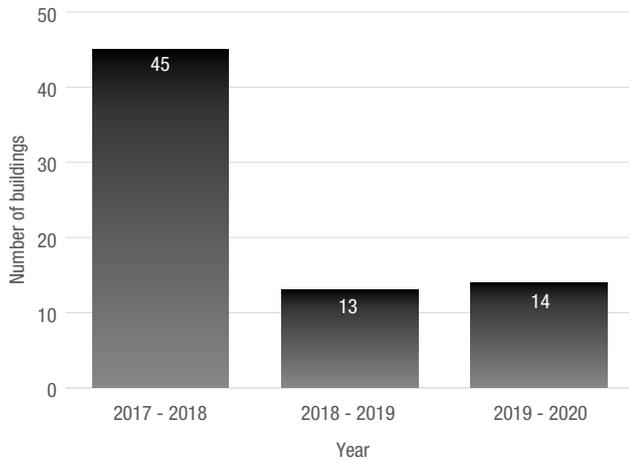


Figure 7 Proceeds from sales of property assets since 2017

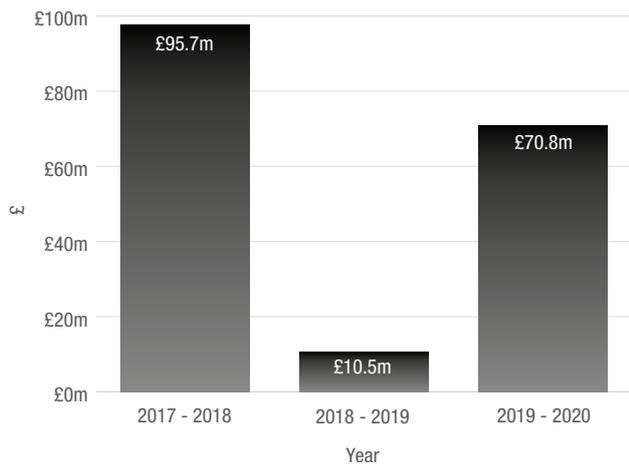
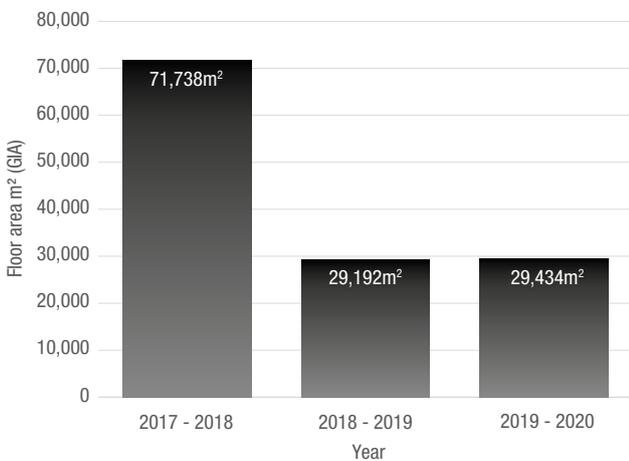


Figure 8 HMCTS floor area reduction since 2017



Running and maintaining over 350 sites presents a challenge for investment and keeping buildings fit for purpose.

By re-procuring its FM contracts, HMCTS gained efficiencies and improved service by moving to sole national providers for FM and security services.

HMCTS response to Covid-19

At the end of March, courts and tribunals were consolidated into 157 priority buildings, enabling essential face-to-face hearings to continue, while complying fully with public health advice for all. The judiciary prioritised cases and case types to make sure the most urgent and important cases could be heard.

As at November 2020, over 98% of HMCTS buildings are open, and are Covid secure within the tier rules. HMCTS has also established the Additional Courts and Tribunals Capacity programme. This includes acquiring temporary additional court spaces, also known as Nightingale courts, to supplement the existing HMCTS estate in direct response to the impact of the pandemic.



Nightingale court at Salford's Lowry Theatre. Source: MoJ

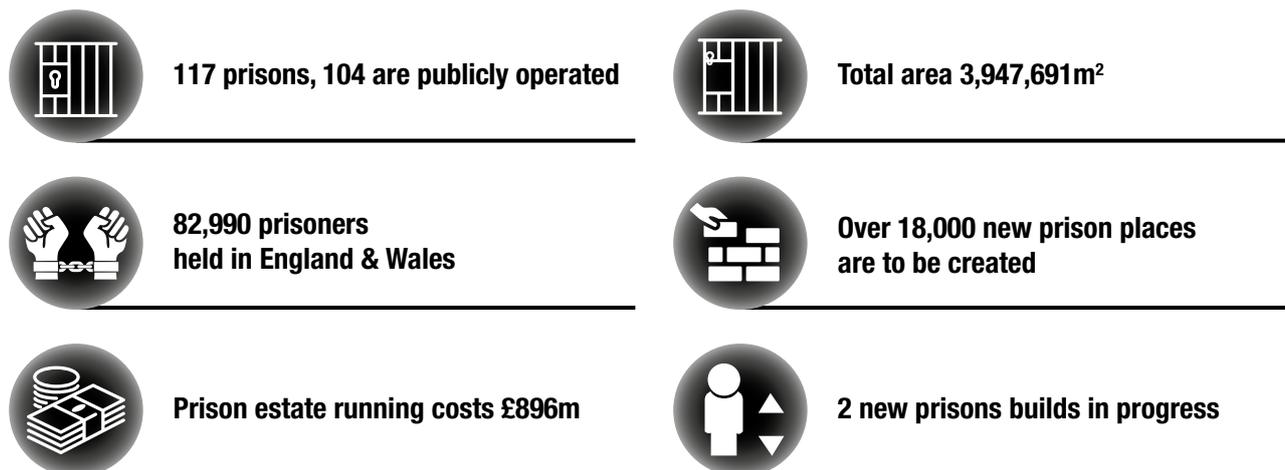
Source: HMCTS annual report of accounts 2017-18, 2018-19, 2019-20.

<https://www.gov.uk/government/collections/hmcts-annual-reports-and-plans#annual-reports>

1.3.2 Prisons

HM Prison and Probation Service (HMPPS) is an executive agency of the Ministry of Justice, responsible for managing the prison and probation estate in England and Wales. It carries out sentences given by the courts, in custody and the community, and rehabilitates people in its care through education and employment. A snapshot of the prison estate is in figure 9:

Figure 9 **Snapshot of the prison estate**



Source: MoJ Annual report of accounts 2019-20. <https://www.gov.uk/government/publications/ministry-of-justice-annual-report-and-accounts-2018-to-2019>

HMPPS will make sure that the prison estate is decent, safe and secure, and ensure prisoners are held in accommodation that reflects the sentence handed down by the court, and their needs. It also focuses on preventing drugs from entering prisons, building skills of prison officers, and improving the everyday processes that ensure prisons operate to consistently high standards. The key activities between 2019 and 2022 include:

- Reconfigure and modernise the prison estate to hold prisoners in establishments appropriate to their needs and support environmental objectives;
- Progress the new build prisons at Wellingborough and Glen Parva, and begin to increase prison capacity starting with a new prison on land adjacent to HMP Full Sutton; and
- Work with the MoJ to develop a long-term plan to invest in the prison estate – balancing improvements through investments in existing buildings with building new and modern facilities that are designed to reduce reoffending.

In November 2020 over £4 billion capital funding was committed to make significant progress in delivering 18,000 additional prison places across the estate by the mid 2020s.

Case study: Sustainable new prison design, MoJ

MoJ reviewed how to play its part in meeting the government's net-zero commitment, given it held the second largest estate, which accounted for more than 20% of central government's total greenhouse gas emissions.

The two new prisons currently under construction, at Wellingborough and Glen Parva, conform to Building Research Establishment Environmental Assessment Method (BREEAM) Excellent (2014) and plans have been put in place for 20% of staff and public car parking spaces to have infrastructure to support electric vehicle charging points installations.

Modern Methods of Construction has benefited these sites; it has provided a 30% reduction in build time given repeatable items are produced off-site. This had a huge benefit during the Covid-19 pandemic with use of 'buffer stock' brought into play when pre-cast factories were closed.

For future prison builds, the New Prison Construction Programme commissioned a study to cost up options for the more stringent BREEAM Excellent and Outstanding (2018) and an option to be fully net zero in operation for prisons built in the next five years.

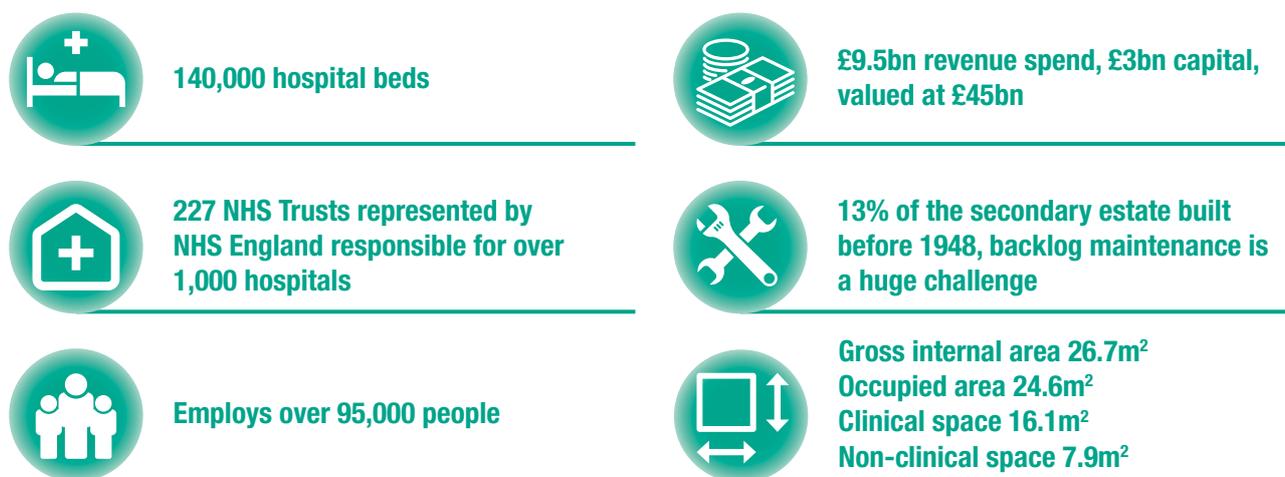


The new Five Wells prison site, Wellingborough. Source: MoJ

1.3.3 Health estate

The NHS Estates team within NHS England and NHS Improvement has the responsibility of overseeing the NHS estate including acute, mental health, ambulance, community, specialist acute and primary care assets. The team delivers national estate policy and strategy to achieve several priorities, including making sure patients are cared for in a clean, safe and fit-for-purpose environment and improving productivity, efficiency and flexibility – so it is capable of delivering new models of care. A snapshot of the health estate is in Figure 10:

Figure 10 **Snapshot of the health estate**



Source: Estates Returns Information Collection (ERIC) 2018-19 is the latest available due to Covid-19.

<https://digital.nhs.uk/data-and-information/publications/statistical/estates-returns-information-collection/england-2018-19>. ERIC statistics represent the estate owned by NHS Trusts. Comparisons with the previous year are not possible owing to changes in data collection methods.

In 2019, the [Health Infrastructure Plan \(HIP\)](#)⁷ was published. The HIP outlined the government's ambition to deliver a long-term, rolling 5-year programme of investment in health infrastructure, including capital to build new hospitals, modernise the primary care estate, improve mental health facilities, invest in new diagnostics and technology, and help eradicate critical safety issues in the NHS estate. It announced £2.8 billion of funding for more than 40 new hospital projects across the country.

⁷ <https://www.gov.uk/government/publications/health-infrastructure-plan>

Case study: Model Hospital

The Model Hospital is an NHS digital information service designed to help the NHS improve productivity, quality and efficiency. NHS trusts are able to see their headline statistics, where potential efficiency gains could be made, and how they compare on performance to similar trusts. The Model Hospital provides a way to compare efficiency and spot any unjustified or unwarranted variation, with estates and facilities services tending to deliver the largest efficiency gains for trusts.

Royal Derby Hospital looked at how to improve ward cleaning and productivity using the Model Hospital in 2019. The objectives were to optimise available resources and service innovation, be demand-led, eliminate duplication as well as generate savings and engage stakeholders.

It reviewed how cleaning work is planned, organised and scheduled and is based on a task-driven approach. The impact of using this model has been:

Infection prevention audits increased by



Financial savings of

£400,000

on ward cleaning whilst maintaining standards



Case study: Nightingale Hospitals

In March 2020, the NHS Estates team built a field hospital in east London with 4,000 beds and significantly progressed four other sites. The team worked across government departments in order to plan and deliver the hospitals, collaborating in tandem with a number of public and private sector organisations to prepare the sites for operation. This played a significant role in providing additional intensive care capacity for the National Health Service to allow it to deliver effective patient care during the Covid-19 pandemic.



Nightingale Hospital, Excel Centre, London. Source: DHSC

1.3.4 Job centres

The Department for Work and Pensions (DWP) is responsible for welfare, pensions and child maintenance policy. It is the UK’s biggest public service department. DWP has a geographically dispersed portfolio of around 639⁸ properties across the UK. This provides an environment where the customer’s requirements are met through face-to-face interactions.

Jobcentre Plus is a government-funded employment agency overseen by DWP, providing financial security and job support to citizens in need. Accessibility to these critical services is paramount to DWP and job centres can be found in retail locations, close to public transport, and often co-located with other support functions. A snapshot of the job centre estate is in Figure 11:

Figure 11 **Snapshot of the job centre estate**



* JSA - Job Seekers Allowance

Source: NOMIS – Labour Market Stats (Office of National Statistics) <https://nomisweb.co.uk>

8 625 included in the data provided can be matched against NOMIS statistics (www.nomisweb.co.uk/sources/cc), 14 additional sites are not included in NOMIS data so have been excluded from this analysis.

The catchment area of 180 pilot job centres previously reported has been extended this year to cover the majority of the job centre portfolio. The performance of the pilot sites and the entire portfolio is reflected in Figure 12:

Figure 12 **Job centre estate utilisation and cost comparisons**

	Pilot locations matched				Entire portfolio	
	April 2018	April 2019	March 2020	April 2020	March 2020	April 2020
Total claimant count	267,095	332,450	367,895	597,430	1,229,010	2,045,300
Number of properties	192	181	180	180	625	625
Property cost per JSA* claimant	£371	£222	£210	£129	£208	£125
Space per JSA claimant (m²)	0.8	0.6	0.5	0.3	0.5	0.3
Annual running cost per m²	£468	£372	£390	£390	£382	£382

*Job Seekers Allowance

Source: NOMIS – Labour Market Stats (Office of National Statistics) <https://nomisweb.co.uk>

By the end of 2019-20, property cost per claimant had **reduced by over 40% to £129**, reflecting a c.80% increase in the number of claims being processed by DWP. At the start of the Covid-19 pandemic, on two days, 30 and 31 March, more than **135,000** people applied for Universal Credit, more than a typical month.

Even without the impact of Covid-19, property cost per claimant reduced last year. This was due to the growing momentum of DWP's Network 2023 strategy, providing a route map for exiting former PFI buildings and a framework for future leases for each property. DWP have been working to create a modern estate using a multi-channelled approach, where customers could access services online, using digital capability within the job centre or via face-to-face support enabling DWP to support more people at any one time. The surge in the number of claimants in March and April put pressure on the estate; face-to-face interactions were temporarily suspended and online services were encouraged. The pandemic has highlighted how vital this approach is for the future and the need for robust digital capability.

1.3.5 Schools

The Department for Education (DfE) is responsible for children's services and education, including early years education, schools, higher education and further education in England. The DfE provides statutory policies and guidance to local authorities and academies to make sure academic standards are upheld. Local authorities and academies receive funding from the department for the running and maintenance of schools. A snapshot of the schools estate is provided in Figure 13:

Figure 13 **Snapshot of the school estate**



Source: DfE annual report of accounts 2019-20 and 2018-19. <https://www.gov.uk/government/collections/dfe-annual-reports>

Since 2015-16, the number of schools in England and the pupils they cater for has increased. As the population continues to rise, there is a growing need for more schools to be built and existing schools to be updated to accommodate more pupils. The number of teachers has also increased, with more than 453,000 in 2018, over 12,000 more than in 2010.

Figure 14 **Headline schools data comparison with 2018-19**

	2018-19	2019-20
Number of state schools in UK	21,100 approx	21,500 approx
Number of pupils in state funded primary schools	4.7m	4.7m
Number of pupils in state funded secondary schools	3.3m	3.3m
Number of teachers (FTE) in state schools	452,000	453,000
Core funding for schools and high needs	£39.7bn	£40.7bn
School condition spend	£4.4bn	£1.4bn

Source: DfE annual report of accounts 2019-20 and 2018-19 <https://www.gov.uk/government/collections/dfe-annual-reports>

In April 2019, work was completed at 36 schools in the second phase of the Priority School Building Programme. This programme started in 2018-19 and invested £4.4bn into rebuilding and refurbishing 537 schools in the worst condition across the country.

In 2019-20, the department opened 47 new free schools. The free schools programme is a multi-billion-pound programme that was established in 2010 to deliver choice, innovation and higher standards for parents. To date it has now delivered more than 550 new schools and approved a further 225 applications into pre-opening.



Isambard Kingdom Brunel Primary School construction site. Source: DfE

Case study: Modern Methods of Construction

Isambard Kingdom Brunel Primary School

In March 2020, Portakabin completed the offsite fit-out of Isambard Kingdom Brunel (IKB) Primary School for the DfE, on the yard of its manufacturing facility in York. Customised operating procedures, in line with Government guidelines, were designed to enable the IKB team to successfully install the building during the national Covid-19 lockdown.

The Portakabin team worked closely with the DfE free school project team and limited the number of operatives on site to make sure social distancing guidelines were met. Communication was paramount and this was achieved through forward planning and frequent coordination reviews.

Case study - Net zero carbon

Sky Primary and Eden Project Nursery School

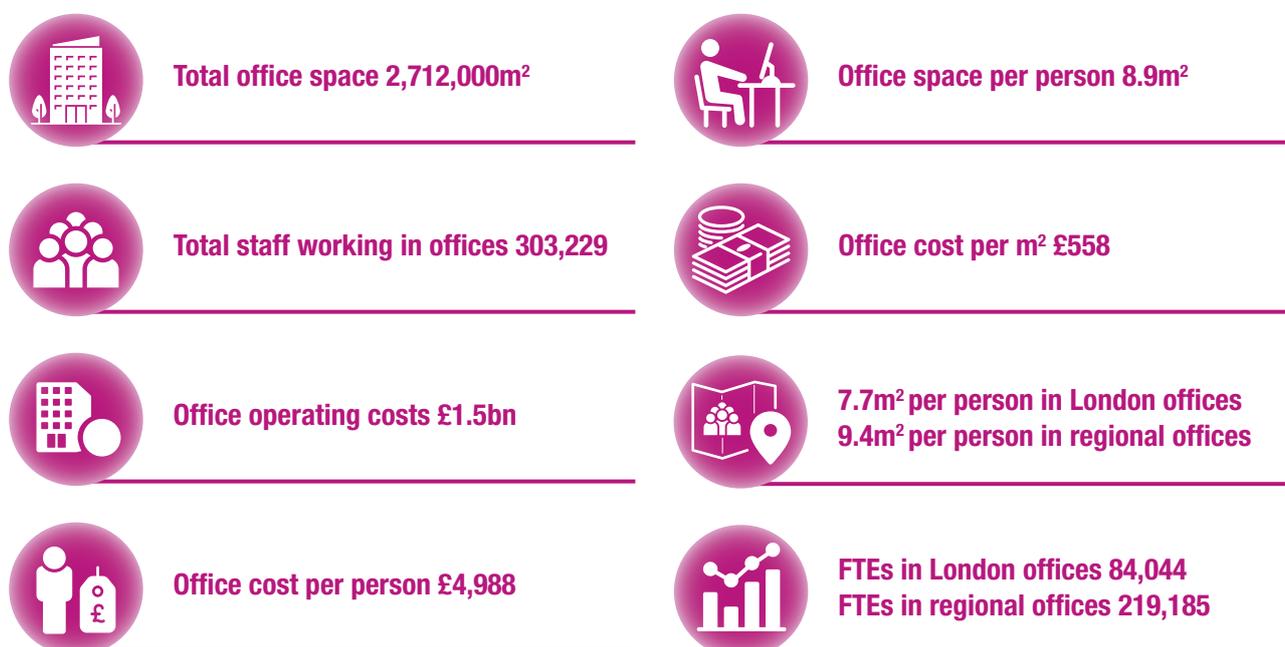
This school forms part of a new garden village community to be developed at West Carclaze, St. Austell. The new building has been designed to passive and sustainable principles with a biodiverse and biophilic approach. The school is closely linked with the Eden Project, and considers outdoor learning, sustainability and environmental awareness at its heart. The existing site is being recovered from a former clay pit and suited to offsite manufacture.

When completed this project will provide one of the first totally integrated net zero carbon-schools.

1.3.6 Offices

The Government Property Agency (GPA), established in April 2018 as an executive agency of the Cabinet Office, was created to take over the management of the central government office estate across the UK. GPA leads on the government's Great Places to Work programme and manages the multi-billion pound annual investment in offices. By 31 March 2020, GPA had on-boarded six departments with a floor area over 290,000m², with the remaining departments still responsible for managing their own estates. Over the next five years, the majority of government departments will have transferred their office assets to the GPA. A snapshot of the overall central government office estate⁹ is in Figure 15:

Figure 15 **Snapshot of the government office estate**



Source: Office of Government Property Office Benchmarking Statistics www.data.gov.uk. Not all central government offices are included, only those that participated in the 2019-20 OGP Office Benchmarking Programme (generally offices over 500m², in occupation for the full year).

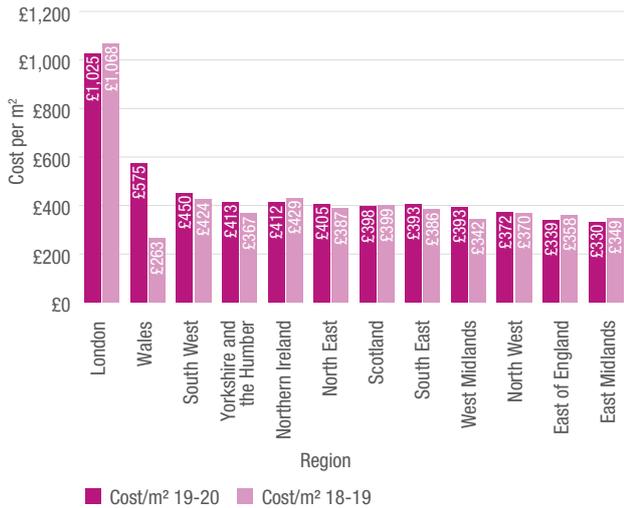
This portfolio has been benchmarked for several years, enabling consistent trend data to be reported. The average utilisation rate for government offices¹⁰ was 8.9m² per person, improving by 3.3% compared to 2018-19. 61% of departments reduced their average space per person figure over the last year. The total number of staff working in offices, full-time equivalent employees (FTEs), was 303,229.

⁹ Office estate for this purpose comprised space generally over 500m² that had a use of office, front of house, call centre or IT/data centre and participated in the 19-20 OGP benchmarking programme. Further information about the benchmarked estate is provided at the end of this report in Annex F.

¹⁰ Offices that participated in the OGP Annual Office Benchmarking Programme in 2019-20.

The total running cost¹¹ for central government offices¹² was £1.5 billion. On a cost per person basis, the cost has remained stable over the last three years and is 12% better than the private sector.

Figure 16 Office cost per m² by region since 2018



London continued to be the most expensive region for office space, with both cost per person (£7,854) and cost per m² (£1,026) significantly higher than all other UK regions. The higher costs associated with London reflect the significantly higher rents and business rates compared to the rest of the country. The Places for Growth programme will accelerate the relocating of staff and buildings outside London.

Figure 17 Office cost (£) per person by region

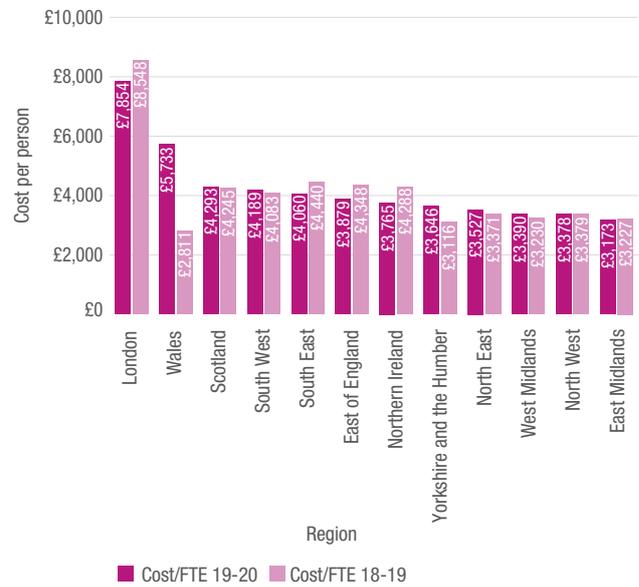
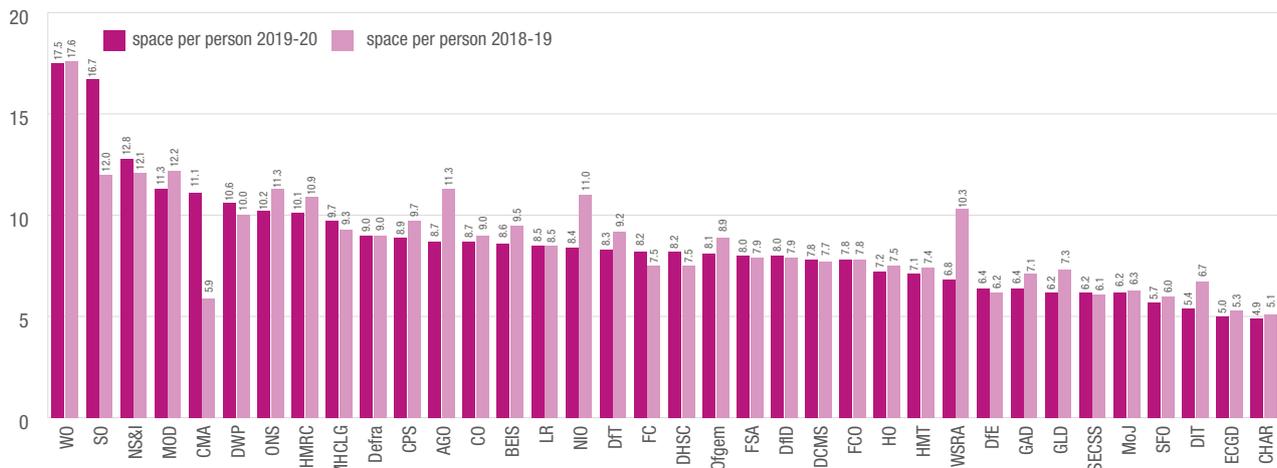


Figure 18 Office space per person by department compared to 2018-19



11 Freehold costs included a notional rent to enable a fair comparison of the total property cost across leasehold, freehold, and PFI costs with the private sector. The notional rents were applied based on location and achievable rental value.

12 Offices that participated in the OGP Annual Office Benchmarking Programme in 2019-20.

Private sector comparison

The central government office estate has outperformed the private sector¹³ on three key performance indicators measured in this report: space per person, cost per person, and cost per m².

	 m ² /FTE	 Cost/FTE	 Cost/m ²
Government	8.9	£4,988	£558
Private Sector	9.8	£5,657	£578
Government is better by	10%	13%	4%

The Government Estate Strategy 2018¹⁴ sets objectives to deliver Great Places to Work through place-based strategies and working environments that enable Smarter Working, transforming how and where the Civil Service works. Change is being delivered through key programmes including the Government Hubs and Whitehall Campus programmes.

Government Hubs and Smarter Working Programmes

The public estate is a key enabler for levelling up all parts of the UK and the Government Property Function supports the creation of a less London-centric and better connected Civil Service. The Government Hubs Programme will provide staff with modern, fit-for-purpose office space in Government Hubs across the UK, close to public transport infrastructure and local amenities. The complementary Smarter Working Programme delivered significant progress throughout 2019-20, including:

- Launch of the Smarter Working toolkit, which supported departments in undergoing formal assessments with a variety of resources, tools and activities as they implement their Smarter Working Plans; and

- Updated Government Workplace Design Guide, setting out office space standards including net zero.

By the end of March 2020, Smarter Working maturity assessment completed for a third of departments. The toolkit and programme provided a solid platform for departments to rapidly shift to homeworking during the national Covid-19 pandemic. This rapid and successful transition enabled the Civil Service to maintain service delivery standards and productivity.

The Government Property Agency (GPA) signed leases for offices in Birmingham and Peterborough in October 2019 as part of its hubs programme. Platform 21 will be the government's new hub in Birmingham, while Fletton Quays will be its Peterborough hub. GPA signed a 15-year lease for over 110,000 m² at Platform 21, in the former Woolworths building. The hub will be open from 2021 and will house 1,700 civil servants over nine floors from 17 departments.

The new Peterborough hub, due to be completed in 2022, will house 1,000 civil servants from HM Passport Office and the Department for Environment, Food and Rural Affairs, at the Fletton Quays development in Peterborough city centre as part of a £120 million regeneration project.

¹³ Jones Lang LaSalle Incorporated (JLL) provided the private sector benchmarks. They use the averages reported for space per person and cost per m² to calculate average values of the sample for all UK office occupations. Their sample is from 285 buildings equating to 2,158,115m² of space.

¹⁴ <https://www.gov.uk/government/publications/government-estate-strategy-2018>

1.4 One Public Estate

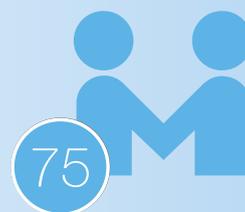
The One Public Estate (OPE) programme brings public sector partners together to make the best use of public sector land and property, delivering:

- Efficiencies including capital receipts and running costs savings;
- Local economic growth including jobs, land for housing and inward investment; and
- Delivering more integrated customer-focused services.



Since 2013, OPE has invested c. **£70 million** in over **600 projects**. These projects are delivered by 75 locally-led partnerships involving **95% of English local authorities, 13 central government departments and hundreds of wider public sector bodies**.

Our **75 existing partnerships are designed to suit local opportunities**. They are united by a common goal to create greater value from their combined public estate.



By March 2020, OPE partnerships had raised **£369 million in capital receipts**, reduced annual running costs by **£64 million, created 23,000 jobs** and released land for **over 14,000 homes**.





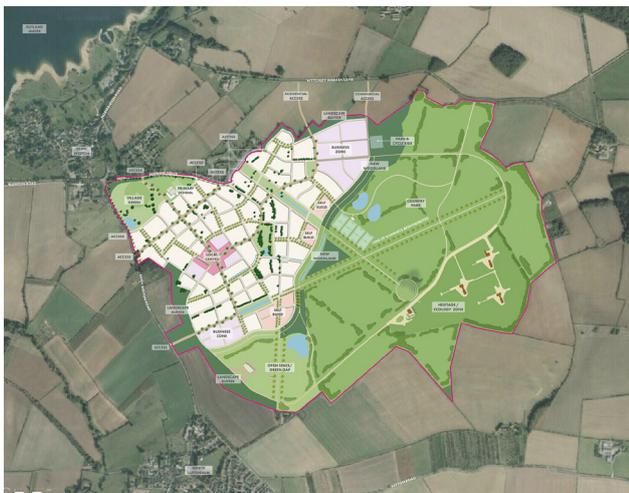
Whipps Cross Hospital Site. Source: Waltham Forest Council

Case study: Whipps Cross Hospital

Whipps Cross Hospital, operated by Barts Health NHS Trust, provides district general hospital services in North East London and West Essex. The hospital had a significant maintenance backlog and was expensive to operate, due to many buildings being over a century old.

OPE funded early-stage feasibility and master planning and supported the development of a vision for the site - to deliver a new state-of-the-art and fit-for-purpose facility within a wider health and well-being setting, alongside new homes, leisure, culture and other community facilities.

In September 2019, the Department for Health and Social Care announced that Whipps Cross Hospital would benefit from £2.7 billion of funding over the next five years as part of the Health Infrastructure Plan. This funding will secure the long-term future of the hospital, and create an improved patient and staff environment in the provision of high quality integrated health and social care.



St George's Barrack Masterplan. Source: Rutland County Council

Case study: St George's Barracks, North Luffenham

In 2019 Rutland County Council made a successful bid to Homes England, securing £29.4 million investment from the Housing Infrastructure Fund to support the proposed redevelopment of St George's Barracks, North Luffenham, that closed in 2016. One Public Estate awarded seed funding to Rutland County Council to support their ambition to transform the 300 hectare brownfield site into a new 'garden village' by 2032. An innovative memorandum of understanding between the local authority and Ministry of Defence underpinned a new style of partnership to deliver joined up de-risking and master planning.

In addition to land released for around 2,000 housing units, the project has potential to generate £30 million in capital receipts, £1 billion in investment and the creation of around 2,000 jobs.



BPF Challenge Event 2020. Source: BPF

Case study: Public and private sector collaboration - British Property Federation futures challenge

In 2019, OPE partnered with the British Property Federation (BPF), an organisation that includes the property industry's largest network for young property professionals. Together they launched a new challenge, inviting real estate's future leaders and the public sector's next generation of professionals from local authorities to put forward ideas of how to breathe new life into urban centres. Hyde town centre in Tameside, Greater Manchester, was the focus of the challenge and, in September 2019, 12 teams of property professionals from across the public and private sector were brought together to develop innovative ideas to aid regeneration, with £100,000 contributed for investment from the OPE programme. The winning ideas from the event, which focussed on healthy living, attracting new business, and integration and co-location of services, are being considered as part of Tameside Council's masterplan for the town centre.

CHAPTER TWO: HOW GOVERNMENT DEPARTMENTS USE THE CENTRAL ESTATE

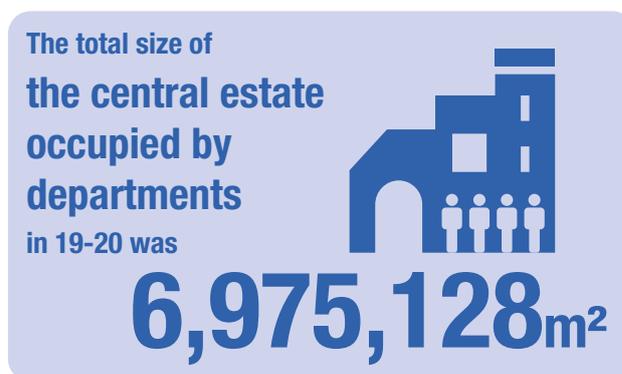


This section of the report focuses on how government departments use the central estate. The central estate comprises offices, warehouses, job centres, test centres, courts and other uses. The benchmarked offices shown in section 1.3.6 are also included. This report is changing its approach to reporting and classifying government estate and moving towards a portfolio analysis, illustrated in the earlier sections of this chapter.

Owned and occupied space

Traditionally this report has presented the departmental breakdown of the size of the central estate based on the amount of space a department owned or leased¹⁵. This is now referred to as 'owned space'.

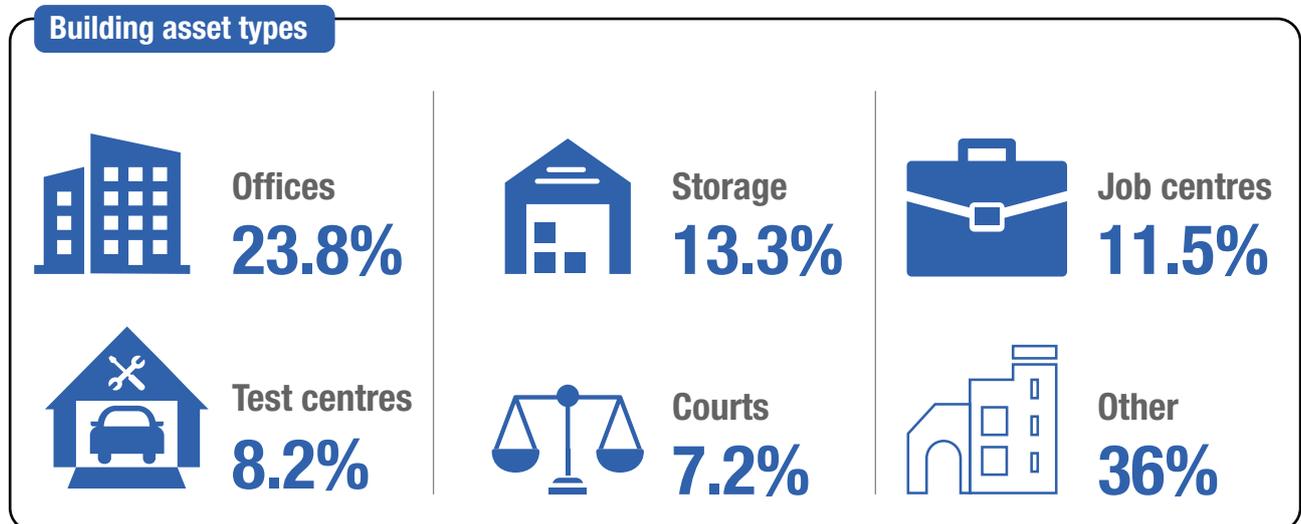
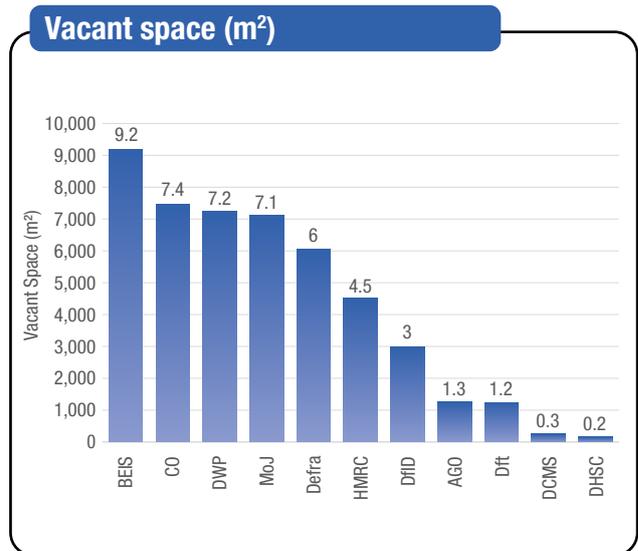
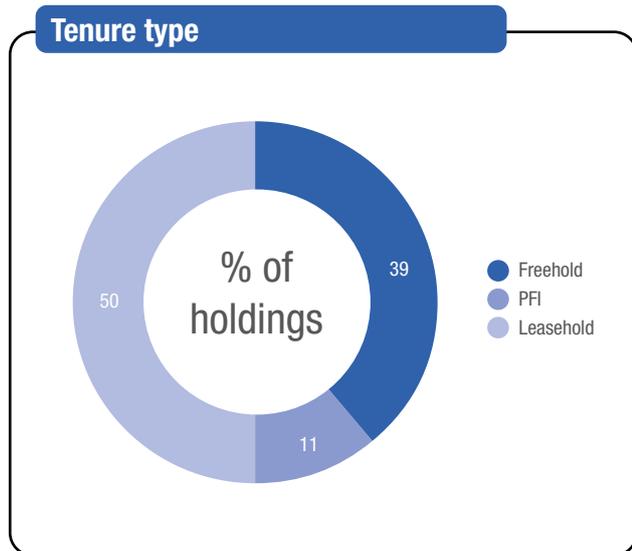
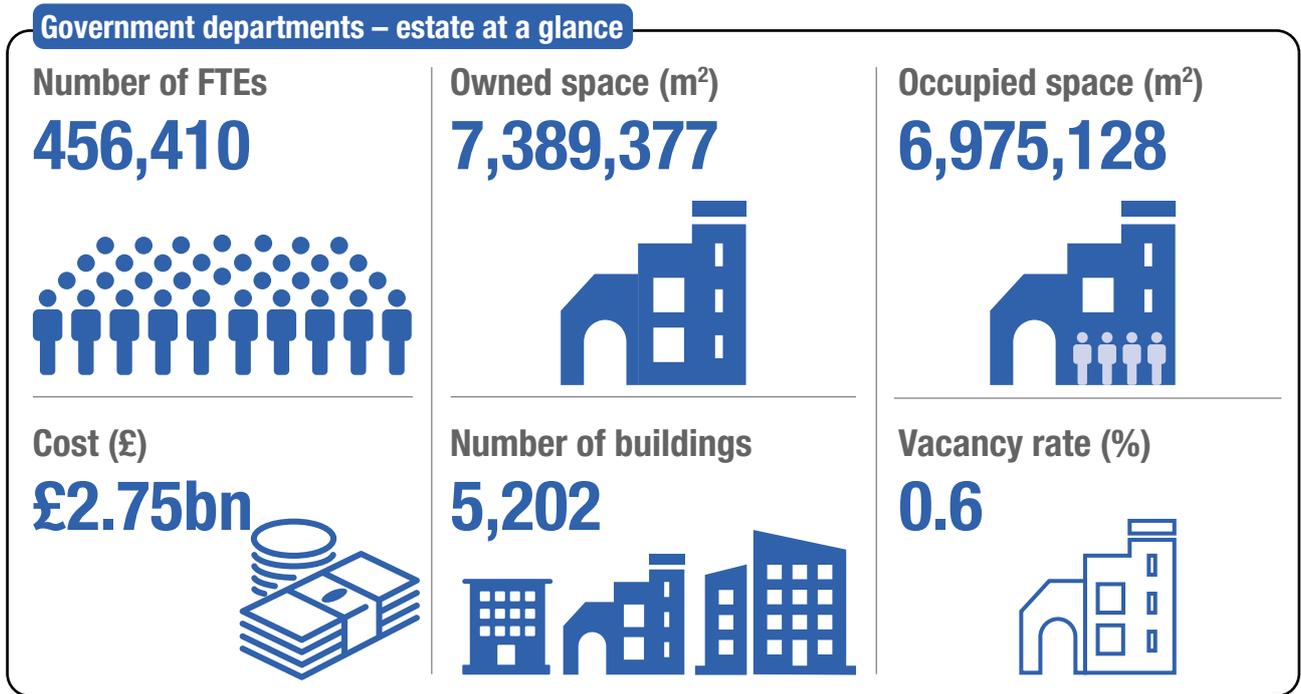
To give a more accurate reflection of the amount of space that is occupied by each department, the size of the central estate is also presented at occupation¹⁶ level. This is referred to as 'occupied space'.



15 Owned space equates to holding level. A holding is the head lease of a building which an organisation rents, or owns in the case of freeholds. This does not include space which departments occupy under Memorandum of Terms of Occupation (MOTO) agreements (sublets between government departments).

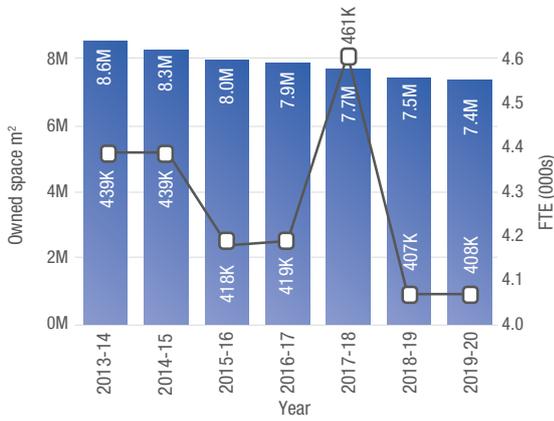
16 Occupations are buildings which organisations occupy, either through a main lease, sub-lease, MOTO agreement or Transfer of Agreement (TOA).

Figure 19 Government departments' central estate at a glance

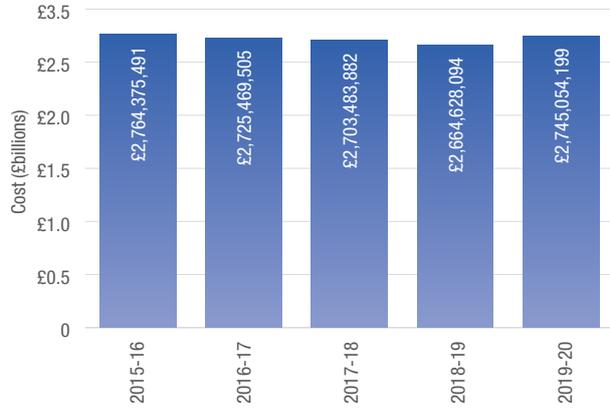


Changes over time

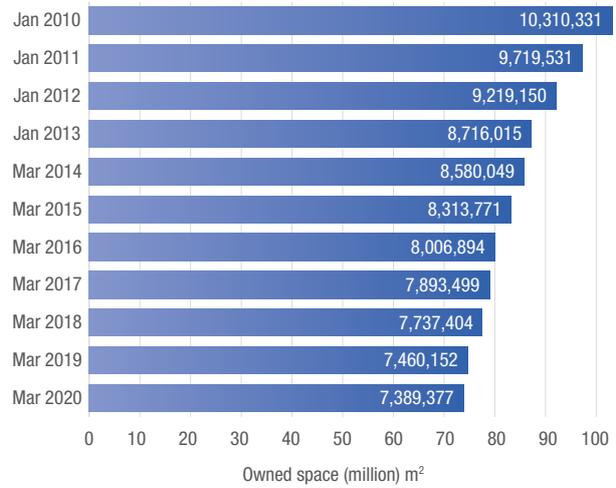
Size of the estate (m²) & number of staff



Total operating costs



Owned space by department



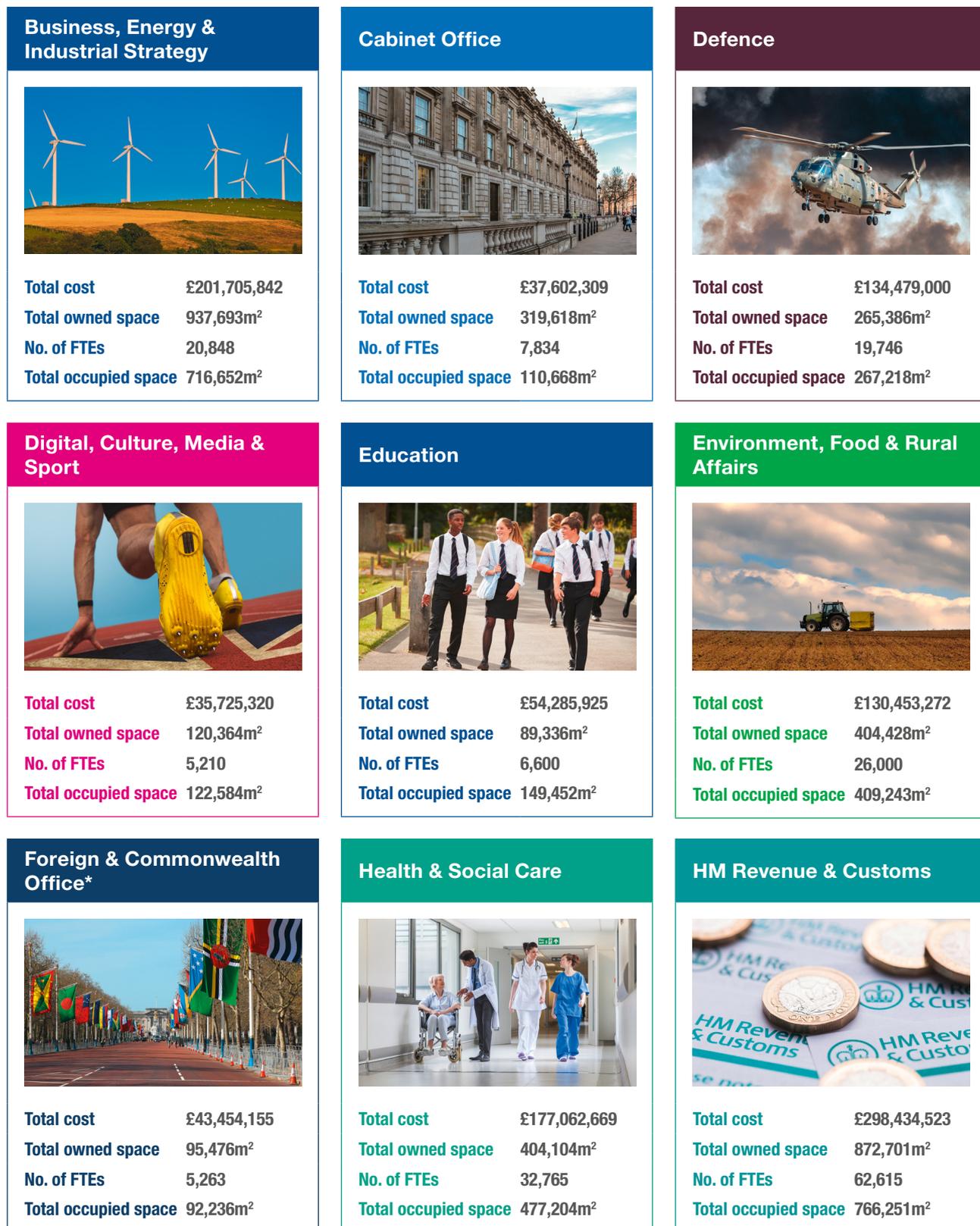
Since 2010, owned space has reduced in size by 31% equivalent to

409

football pitches

Headline statistics for the central estate for each parent department (which includes their arms-length bodies) are shown here.

Figure 20 Summary statistics for the central estate



* FCO and DIT became the Foreign, Commonwealth & Development Office in September 2020, outside of this reporting period.

HM Treasury



Total cost	£19,864,741
Total owned space	24,534m ²
No. of FTEs	2,180
Total occupied space	15,671m ²

Home Office



Total cost	£189,486,476
Total owned space	465,378m ²
No. of FTEs	33,908
Total occupied space	485,080m ²

Housing, Communities & Local Government



Total cost	£14,920,406
Total owned space	16,560m ²
No. of FTEs	2,970
Total occupied space	50,096m ²

International Development*



Total cost	£7,143,869
Total owned space	16,990m ²
No. of FTEs	2,016
Total occupied space	17,541m ²

Justice



Total cost	£529,272,373
Total owned space	1,270,028m ²
No. of FTEs	71,540
Total occupied space	1,239,033m ²

Law Officers' Departments



Total cost	£49,524,182
Total owned space	41,022m ²
No. of FTEs	7,880
Total occupied space	68,378m ²

Transport



Total cost	£205,000,000
Total owned space	565,802m ²
No. of FTEs	14,160
Total occupied space	462,591m ²

Work & Pensions



Total cost	£562,457,043
Total owned space	1,380,476m ²
No. of FTEs	75,800
Total occupied space	1,421,014m ²

Others



Total cost	£54,182,094
Total owned space	99,480m ²
No. of FTEs	10,227
Total occupied space	133,837m ²

Total

Total cost	£2,745,054,199
Total owned space	7,389,377m ²
No. of FTEs	407,562
Total occupied space	6,975,128m ²

* FCO and DIT became the Foreign, Commonwealth & Development Office in September 2020, outside of this reporting period.

Summary of the central estate in 2019-20



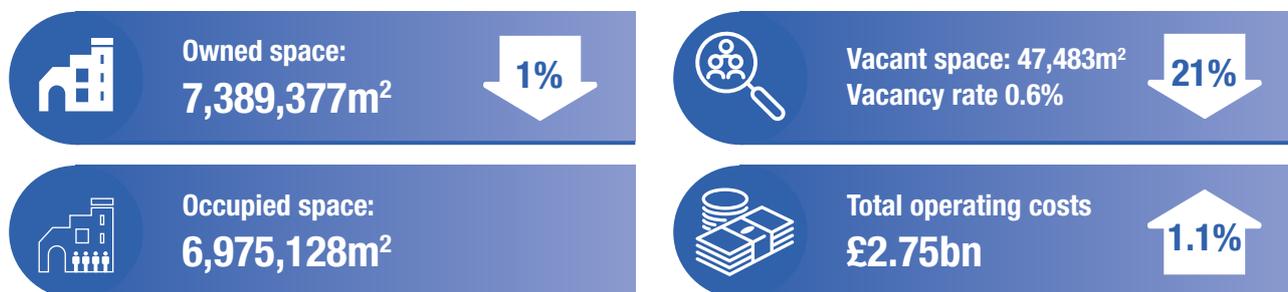
Owned space has reduced for the 10th consecutive year to 7,389,377m² in 19-20 from 7,460,152m² in 18-19 (1% reduction). This is the size of 10 football pitches.

- **Size:** 63% of departments have reduced the size of their total owned floor area. This is the first year that the space occupied by departments has been reported so comparisons will be possible from next year's report.
- **Vacancy rate.** Vacant space is empty space in government buildings that is ready for disposal or reuse by other occupiers. Vacant space was recorded at 47,483m² in 2019-20, or 0.6% of the central estate. It represents a 21% decrease from the previous year¹⁷ and this continued the trend of a very low vacancy rate for central government for the last five years. The vacancy rate was significantly lower than the private sector average of 7%.¹⁸ Low vacancy rates in the estate have been driven by consolidation, sharing of space between departments, more efficient utilisation and the continued trend towards shorter leases.

¹⁷ Vacant space for 2018-19 has been adjusted from 105,448m² to 59,766m² due to data error

¹⁸ Private sector vacancy rate provided by Knight Frank.

Central estate key performance indicators



- Cost:** The total operating costs¹⁹ for 2019-20 were £2.75 billion. This represents a 3% (c.£80 million) increase in cost, in real terms, from the 2018-19 figure of £2.66 billion. Data supplied represents an increase of 3% on the previous financial year and included an increase in the amount of data being supplied which means that new costs that had not been previously provided have been accounted for this year. When the improvements in cost reporting are factored in to provide a more consistent year-on-year comparison, the revised cost increase is 1.1%. The real terms reduction in cost since 2010 is 36% (c. £1.5 billion).
- Tenure.** The tenure type of freehold, leasehold and PFI is recorded for owned buildings, rather than occupied. The distribution across the central estate remained similar to the previous year, with the reduction in PFI arrangements that fell significantly in 2018-19 continuing on a slower scale. Freehold properties remained unchanged at 39%, with PFI at 11% and leasehold properties now totalling half of the central estate (including those having converted from PFI to leasehold). In October 2018, the government announced it would no longer use the PFI funding model.

¹⁹ Total operating costs are rent + rates + FM other costs. The cost of the central civil estate was captured for occupation level so included costs for all buildings that departments occupied.

CHAPTER THREE: ENVIRONMENTAL PERFORMANCE



This chapter looks at the progress towards a more sustainable estate and net zero carbon.

3.1 The net zero carbon commitment

In June 2019, the UK Government became the first major economy in the world to pass a law²⁰ that committed to end its contribution to global warming by reducing carbon emissions to net zero²¹ by 2050. The government has also committed to 5 year 'carbon budgets', requiring a halving of emissions by 2032.

It is estimated that the built environment contributes around 40% of annual global greenhouse gas emissions, and that around 80% of existing buildings will remain in use by 2050²². Making changes to the government estate provides significant opportunities to contribute to ending the UK's contribution to global warming as well as delivering wider sustainability goals.

The two main mechanisms of measuring energy efficiency are presently the Greening Government Commitments and the Energy Performance Certificates.

3.2 Greening Government Commitments

Greening Government Commitments (GGCs) are overall government targets to improve the sustainability of government's estates and operations. The targets include reducing greenhouse gas emissions, water, waste and paper usage across the government estate. Further details against these targets are published in the Greening Government Commitments annual report²³. GGCs covers the civil estate, comprising offices, warehouses, job centres, test centres, courts and operational uses such as prisons.

The targets measure against a 2009-10 baseline.

20 The Climate Change Act 2008, amended. <https://www.legislation.gov.uk/ukdsi/2019/9780111187654>

21 Net zero carbon UK Green Building Council definition is "When the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative. A net zero carbon building is highly energy efficient and powered from on-site and/or off-site renewable energy sources, with any remaining carbon balance offset." <https://www.ukgbc.org/wp-content/uploads/2019/04/Net-Zero-Carbon-Buildings-A-framework-definition.pdf>

22 <https://www.ukgbc.org/climate-change>

23 <https://www.gov.uk/government/collections/greening-government-commitments#annual-reports>

Greenhouse gas emissions



2020 Target: reduce greenhouse gas emissions by at least 43% from a 2009-10 baseline (in line with individual departmental targets)

- Government as a whole has reduced its emissions by **50%** in **2019-20** compared to 2009-10 – exceeding the **43% target for 2020**.
- It is estimated that **31% of the reduction in emissions** was due to the improved management of the estate and a further **19%** was due to the **decarbonisation of the national grid**.
- **14 departments** have made reductions in emissions of **50%** or more compared to the 2009-10 baseline.
- Reductions in energy consumption saved the government an **estimated £148 million in 2019-20**.

- **64% of waste was recycled**, a slight decrease compared to last year's 65%, but a rate which compares favourably with the 45% of waste from households in the UK which was recycled in 2018.
- **Reductions in waste saved** the government an estimated **£24.9 million in costs**.

Paper consumption



2020 Target: reduce government's paper use by at least 50% from a 2009-10 baseline

- Government as a whole has reduced its paper consumption by **63% in 2019-20** compared to the baseline – exceeding the **50% 2020 target** and an **improvement on last year's 59% reduction**.
- **15 departments exceeded the 50% target**. Of these, 8 recorded reductions of over 70%.

Waste



2020 Target: reduce the amount of waste going to landfill to less than 10% and continue to improve our waste management by reducing the overall amount of waste generated and increasing the proportion which is recycled

- Government departments sent only **6% of waste to landfill in 2019-20** – exceeding the target to send less than 10% of waste to landfill and a continued improvement on the previous years. All but two departments achieved the target for waste sent to landfill.
- Government departments reduced their **overall waste arisings by 39% in 2019-20** compared to the 2009-10 baseline – meeting the target to reduce, but the same reduction as the two previous years.

Water



2020 Target: continue to further reduce water consumption. Each department will continue to improve on the reductions they had made by 2014-15. Departments will set internal targets and continue to report on office water use (m³ per Full Time Equivalent (FTE))

- The government reduced its water consumption by **12% in 2019-20** compared to the baseline – the highest reduction in five years.
- All but four departments reported a reduction in water consumption compared to the baseline.

An estimated **£9.5 million savings** were achieved through reduced water consumption.

Source: Defra Greening Government Commitments Annual Report 2019-20 – to be published in 2021.

Case study: HMCTS waste reduction

HMCTS invested over £1.2m to save energy and reduce carbon emissions across its estate.

The estate produced a total of **8,724 tonnes** of waste.



UK targets are to recycle at least **50% of household waste by 2020**, to recycle or recover at least **60% of packaging waste** and to decrease the tonnage sent to landfill by no more than **35% of the 1995 baseline by 2020**.

Case study: HMP Prescoed water reduction
HMPPS had a longstanding leak at the farm at HMP Prescoed.

The farm is very extensive making leak detection really difficult. The MoJ sustainability team, analysed historical data and compared it against water use benchmarks for prisons, and in addition funded a water and leak detection survey in order to determine the scale of the problem.

The leak detection process was very complex involving specialist pipe tracing equipment and even a sniffer dog trained to detect the chlorine in water.

The leak was eventually located and repaired which will save HMPPS **around 18,000m³ of water per year**, nearly **4 million gallons**.



3.3 Energy Performance Certificates

An Energy Performance Certificate (EPC) sets out the potential energy efficiency rating of a property. Since 2008, properties that are sold or let generally require an EPC, which is valid for 10 years. There are some exceptions: for example, if a building is transferred between departments, if it is a temporary building with less than two years’ planned use, or if the building is obtained for operational reasons. The rating is shown on an A-G rating scale, similar to those used for electrical appliances, with A+ being the most efficient (and lowest operational rating) and G being the least efficient.

39% of buildings on the central estate that required a EPC achieved an energy rating A+ to C. Ratings across the central estate are summarised in Figure 21.

Figure 21 **Number of buildings by EPC ratings across the central estate**

EPC Asset Rating	No. of Buildings
A+	4
A	12
B	85
C	299
D	401
E	190
F	28
G	15

Source: e-PIMS

New acquisitions

The energy rating for all new buildings acquired onto the central estate are monitored to meet the government’s commitment to only acquire buildings in the top quartile of energy performance²⁴. From the government department’s central estate, four acquisitions were outside the top quartile, as set out in Figure 22 below.

Figure 22 **Acquisitions on the central estate with an EPC rating outside the top quartile**



Department	Building, Address	EPC rating	EPC rating number	Reason for acquisition
BEIS	Bayfield	C	74	The Coal Authority was legally obligated to purchase it due to Coal Mining Subsidence. This is a residential property not commercial.
DHSC	Alfred Court	E	106	The office location needed to be within targeted collection areas. NHS Blood & Transport are working with the landlord to improve the rating.
MoJ	Arnhem House	D	94	Best available option at time of property search. Approval granted on condition that MoJ works with the landlord to improve the rating.
MoJ	Seacourt Tower	D	88	Most suitable option available at time of acquisition. CAF/CASS will continue to work with the landlord to improve the rating where possible.

An EPC rating of 67 met the top quartile of energy performance in 2019–20. There were 86 acquisitions across the central estate, adding 102,692m² of space to the estate. 75 of the central estate acquisitions did not require an EPC due to operational reasons or lease renewals of existing government buildings. Out of the 11 in-scope acquisition, seven were rated A-C (0-67) for energy performance.

24 Includes new builds, refurbishments, purchased, and leased buildings.

Examples of creating a more sustainable estate are shown in the case studies below.

Case study: HMRC Regional Centre, Wellington Place, Leeds

7 & 8 Wellington Place will be the foundation for the Government Hub for Leeds and will house over 6,000 civil servants from HMRC, NHS Digital and Cabinet Office.

The building has been designed to meet “Excellent” BREEAM rating, using BIM Level 2 (Building Information Modelling) and co-ordination before on-site assembly, reducing errors and raising quality. The piling and under-slab formation is 100% recycled aggregates, and 98% of construction waste has been diverted away from landfill. The contractors use local supply chains and aim to use local sub-contractors to minimise environmental impact.



Harris Academy, Sutton - the first secondary school in the UK to be built to the internationally recognised Passivhaus standard. Source: DfE

Case study: London Cancer Hub, Sutton

An example of ultra low energy innovation in action relates to the London Cancer Hub, the development of which was supported by One Public Estate. The first new building to complete on site, in July 2019, was Harris Academy Sutton. As the first secondary school in the UK to be built to the internationally recognised Passivhaus standard, the building uses minimal energy for heating and cooling.

The four-storey building has capacity for 1,275 pupils and forms part of Sutton’s masterplan for the London Cancer Hub – a major project to create a world-leading life-science campus for research, treatment, education and enterprise. A collaboration between The Institute of Cancer Research and London Borough of Sutton, the hub aims to establish world-class facilities that can attract the best scientists and clinicians.



Artists impression of Fletton Quays, Source: GPA

Case Study - GPA Government Hub, Fletton Quays, Peterborough Hub

The Peterborough Government Hub is part of the Fletton Quays site regeneration in the city centre and will provide space for around 1,000 members of staff from Defra and HM Passport Office. In March 2020, the project was used as a platform to test the net zero technical requirements in the Government Workplace Design Guide.

The Peterborough facility includes sustainability measures such as:

- Key concrete and reinforcement suppliers being BS14001 and BES6001 certified for environmental management and responsible sourcing of materials;
- The structural frame as well as the internal partitions component parts being 100% recyclable; and
- Plasterboard partitions have an average recycled content higher than 90% and all timber is procured from a sustainable source with FSC or equivalent certification.

Case study: Delivering a net zero NHS²⁵

NHS emissions are currently equivalent to 4% of England's total carbon footprint. Since 2008 the NHS has tracked and reported its carbon footprint, whilst also building adaptive capacity and resilience into the way care is provided, and it is estimated a 62% reduction in emissions has been made, as shown in Figure 23. This significantly exceeds the 37% requirement for 2020 outlined in the Climate Change Act.

In January 2020, the campaign for a greener NHS was launched to mobilise 1.3 million staff and set an evidence-based route map and date for the NHS to reach net zero.

Figure 23 **NHS Carbon Footprint - emissions from 1990 to 2020**

Carbon footprint scope	1990	2010	2015	2019	2020 (est)
Climate Change Act – carbon budget target		25%	31%		37%
NHS Carbon Footprint (MtCO₂e)	16.2	8.7	7.4	6.1	6.1
NHS Carbon Footprint as a % reduction on 1990		46%	54%	62%	62%

Source: NHS

25 Delivering a net zero National Health Service <https://www.england.nhs.uk/greenernhs/wp-content/uploads/sites/51/2020/10/delivering-a-net-zero-national-health-service.pdf>

APPENDICES



Appendix A

Climate Change Act 2008 (extract)

Section 86 Report on the civil estate

1. It is the duty of the Minister for the Cabinet Office to lay before Parliament in respect of each year, beginning with the year 2008, a report containing an assessment of the progress made in the year towards improving the efficiency and contribution to sustainability of buildings that are part of the civil estate
2. The report must, in particular, include an assessment of the progress made in the year to which it relates towards:
 - a. Reducing the size of the civil estate, and
 - b. Ensuring that buildings that become part of the civil estate fall within the top quartile of energy performance.
3. If a building that does not fall within the top quartile of energy performance becomes part of the civil estate in the year to which the report relates, the report must state the reasons why the building has nevertheless become part of the civil estate.
4. A report under this section must be laid before Parliament not later than 1st June in the year following the year to which it relates.
5. In this section 'building' means a building that uses energy for heating or cooling the whole or any part of its interior.
6. For the purposes of this section, a building is part of the civil estate if it is:
 - a. Used for the purposes of central government administration, and
 - b. Of a description of buildings for which, at the passing of this Act, the Minister for the Cabinet Office has responsibilities in relation to efficiency and sustainability.
7. The Minister for the Cabinet Office may by order provide for buildings of a specified description to be treated as being, or as not being, part of the civil estate for the purposes of this section.

Any such order is subject to affirmative resolution procedure.

Appendix B – Size of the central estate in 2019-20²⁶

Department/ organisation at 31/03/2019	Floor area NIA (m ²) at 31/03/2019	Floor area NIA (m ²) at 31/03/2020	Change (m ²)	Change (%)	Department/ organisation at 31/03/2020		
Attorney General's Office (LOD)							
AGO	Attorney General's Office	422	422	0	0.00%	AGO	Attorney General's Office
CPS	CPS (All Property Centres)	39,516	36,810	-2,706	-6.85%	CPS	CPS (All Property Centres)
GLD	Government Legal Department	11,118	0	-11,118	-100.00%	GLD	Government Legal Department
SFO	Serious Fraud Office	3,790	3,790	0	0.00%	SFO	Serious Fraud Office
Cabinet Office							
CO	Financial & Estate Management	32,800	6,428	-26,372	-80.40%	CO	CO - Core Occupations
	Crown Commercial Service	2,743	2,743	0	0.00%		Crown Commercial Service
			954	N/A	N/A		Equality & Human Rights Commission (Previously Under DFE)
	Government Digital Service	5,084		N/A	N/A		Government Digital Service (Now recorded under CO - Core Occupations)
	Government Property Agency	15,192	291,029	275,838	1815.71%		Government Property Agency
	Residual Estate	45,450	18,464	-26,986	-59.38%		Residual Estate
	Digital & Technology Team	824		N/A	N/A		Digital & Technology Team (Now recorded under CO - Core Occupations)
Department for Business, Energy & Industrial Strategy							
BEIS	Advisory Conciliation & Arbitration Service	5,526		N/A	N/A	BEIS	Advisory Conciliation & Arbitration Service (Holdings transferred to Cabinet Office Government Property Agency and ACAS occupy as a tenant)
	Arts & Humanities Research Council	643		N/A	N/A		Arts & Humanities Research Council (AHRC space now recorded under 'UK Research and Innovation')
	BEIS - Core	75,983		N/A	N/A		BEIS - Core (Holdings transferred to Cabinet Office Government Property Agency and BEIS occupy as a tenant)
	Biotechnology & Biological Sciences Research Council	160,128		N/A	N/A		Biotechnology & Biological Sciences Research Council (BBSRC space now recorded under 'UK Research and Innovation')
	Civil Nuclear Constabulary	3,565	5,045	1,481	41.53%		Civil Nuclear Constabulary
	Coal Authority	7,656	8,290	634	8.28%		Coal Authority
	Companies House	30,068	30,068	0	0.00%		Companies House
CMA	Competition & Markets Authority	8,398	9,831	1,433	17.06%	CMA	Competition & Markets Authority
BEIS	Economic & Social Research Council	1,051		N/A	N/A	BEIS	Economic & Social Research Council (ESRC space now recorded under 'UK Research and Innovation')

26 This snapshot is based on owned space only.

Appendices

Department/ organisation at 31/03/2019	Floor area NIA (m ²) at 31/03/2019	Floor area NIA (m ²) at 31/03/2020	Change (m ²)	Change (%)	Department/ organisation at 31/03/2020	
BEIS	Engineering & Physical Sciences Research Council	1,728	N/A	N/A	BEIS Engineering & Physical Sciences Research Council (EPSRC space now recorded under 'UK Research and Innovation')	
	Innovate UK	19,436	N/A	N/A	Innovate UK (Innovate UK space now recorded under 'UK Research and Innovation')	
	Insolvency Service	9,370	9,285	-85	-0.91%	Insolvency Service
	Intellectual Property Office	18,484	18,484	0	0.00%	Intellectual Property Office
	Medical Research Council	79,564	N/A	N/A	Medical Research Council (MRC space now recorded under 'UK Research and Innovation')	
	Met Office	26,617	26,277	-340	-1.28%	Met Office
	National Measurement & Regulation Office	4,482	4,482	0	0.00%	National Measurement & Regulation Office
	National Physical Laboratory	46,221	46,221	0	0.00%	National Physical Laboratory
	Natural Environment Research Council	102,836	N/A	N/A	Natural Environment Research Council (NERC space now recorded under 'UK Research and Innovation')	
	Nuclear Decommissioning Authority - Occupied	4,862	4,862	0	0.00%	Nuclear Decommissioning Authority - Occupied
	Ordnance Survey Ltd	13,848	14,673	825	5.96%	Ordnance Survey Ltd
	Science & Technology Facilities Council	218,252	N/A	N/A	Science & Technology Facilities Council (STFC space now recorded under 'UK Research and Innovation')	
	UK Atomic Energy Authority	97,291	102,003	4,712	4.84%	UK Atomic Energy Authority
	UK Green Investment Bank	1,130	N/A	N/A	UK Green Investment Bank (still have a presence on e-PIMS but have no "Owned Holdings")	
	UK Research & Innovation	2,982	580,957	577,975	19380.83%	UK Research & Innovation (now incorporates former BBSRC, ESRC, EPSRC, Innovate, MRC, NERC AND STFC holdings)
	UK Shared Business Service Ltd	2,298	2,298	0	0.00%	UK Shared Business Service Ltd
	UK Space Agency	341	341	0	0.00%	UK Space Agency
LR	Land Registry Agency Estates Division	79,334	74,578	-4,757	-6.00%	LR Land Registry Agency Estates Division
Department for Digital, Culture, Media & Sport						
DCMS	Arts Council England	7,315	7,315	0	0.00%	DCMS Arts Council England
	Churches Conservation Trust	222	222	0	0.00%	Churches Conservation Trust
	Department for Digital, Culture, Media & Sport	9,149	9,149	0	0.00%	Department for Digital, Culture, Media & Sport
	Gambling Commission	2,414	2,414	0	0.00%	Gambling Commission
	Historic England	13,496	13,802	306	2.27%	Historic England
	Horserace Betting Levy Board		267	267	N/A	Horserace Betting Levy Board
	Information Commissioners Office	2,973	4,888	1,915	64.41%	Information Commissioners Office
	National Heritage Memorial Fund	3,529	1,651	-1,878	-53.21%	National Heritage Memorial Fund
	National Lottery Community Fund	15,993	13,442	-2,551	-15.95%	National Lottery Community Fund

Appendices

Department/ organisation at 31/03/2019	Floor area NIA (m ²) at 31/03/2019	Floor area NIA (m ²) at 31/03/2020	Change (m ²)	Change (%)	Department/ organisation at 31/03/2020	
DCMS	Sport England	503	503	0	0.00%	Sport England
	UK Sport	820	820	0	0.00%	UK Sport
	Visit Britain	536	536	0	0.00%	Visit Britain
TNA	The National Archives	65,355	65,355	0	0.00%	TNA The National Archives
Department for Education						
DfE	Construction Industry Training Board	50,881	51,682	801	1.57%	DfE Construction Industry Training Board
	Education & Skills Funding Agency	26,395		N/A	N/A	Education & Skills Funding Agency (Holdings transferred to Cabinet Office Government Property Agency and DfE occupy as a tenant)
	Equality & Human Rights Commission	954		N/A	N/A	Equality & Human Rights Commission (now under Cabinet Office)
			259	N/A	N/A	LocatED (Not previously recorded on e-PIMS)
	Office for Students	4,328	4,328	0	0.00%	Office for Students
	Operational Properties	52,410		N/A	N/A	Operational Properties (Holdings transferred to Cabinet Office Government Property Agency and DfE occupy as a tenant)
	Student Loans Company Ltd	26,428	26,428	0	0.00%	Student Loans Company Ltd
	Sublet & Surplus Properties	8,118	5,409	-2,709	-33.37%	Sublet & Surplus Properties
OSECSS	Office for Standards in Education, Children's Services & Skills	1,524	1,230	-294	-19.29%	OSECSS Office for Standards in Education, Children's Services & Skills
Department for Environment, Food & Rural Affairs						
Defra	Agriculture & Horticulture Development Board	5,736	5,736	0	0.00%	Defra Agriculture & Horticulture Development Board
	Department for Environment, Food & Rural Affairs	244,454	233,634	-10,820	-4.43%	Department for Environment, Food & Rural Affairs
	Environment Agency (All Property Centres)	160,059	154,688	-5,371	-3.36%	Environment Agency (All Property Centres)
	Joint Nature Conservation Committee	1,329	1,329	0	0.00%	Joint Nature Conservation Committee
	National Forest Company	372	372	0	0.00%	National Forest Company
	Sea Fish Industry Authority	3,652	3,652	0	0.00%	Sea Fish Industry Authority
FC	Forestry Commission England	3,679	3,679	0	0%	FC Forestry Commission England
WSRA	Water Services Regulation Authority	1,338	1,338	0	0.00%	WSRA Water Services Regulation Authority
Department for International Development						
DfID	Department for International Development	16,990	16,990	0	0.00%	DfID Department for International Development
Department for International Trade						
DIT	Department for International Trade	13,993	1,710	-12,284	-87.78%	DIT Department for International Trade
Department for Transport						
DfT	British Transport Police Authority	43,556	43,536	-20	-0.05%	DfT British Transport Police Authority
	DfT Central	43,889	43,708	-181	-0.41%	DfT Central
	Driver & Vehicle Licensing Agency	64,310	64,310	0	0.00%	Driver & Vehicle Licensing Agency

Appendices

Department/ organisation at 31/03/2019		Floor area NIA (m ²) at 31/03/2019	Floor area NIA (m ²) at 31/03/2020	Change (m ²)	Change (%)	Department/ organisation at 31/03/2020	
	Driver & Vehicle Standards Agency	138,068	130,395	-7,672	-5.56%		Driver & Vehicle Standards Agency
	Highways England (Office & Operational Estate)	227,698	232,686	4,987	2.19%		Highways England (Office & Operational Estate)
	Highways/DVSA	694	694	0	0.00%		Highways/DVSA
	Maritime & Coastguard Agency	46,215	48,010	1,794	3.88%		Maritime & Coastguard Agency
	Vehicle Certification Agency	2,463	2,463	0	0.00%		Vehicle Certification Agency
Department for Work & Pensions							
DWP	CMG	55,304	1,314,629	1,259,326	2277.12%	DWP	Department for Work & Pensions (last year see 'DWP - CMG', 'Corporate Centre' and 'Operations' now merged as Department for Work and Pensions)
	Corporate Centre	114,007		N/A	N/A		See Department for Work & Pensions
	Health & Safety Executive	62,481	62,481	0	0.00%		Health & Safety Executive
	Operations	1,164,717		N/A	N/A		See Department for Work & Pensions
	Pensions Regulator	3,366	3,366	0	0.00%		Pensions Regulator
Department of Health & Social Care							
DHSC	Care Quality Commission	2,498	1,569	-929	-37.19%	DHSC	Care Quality Commission
	Health Education England	19,318	18,414	-904	-4.68%		Health Education England
	Health Research Authority	973	973	0	0.00%		Health Research Authority
	DHSC - HQ	58,003	46,296	-11,707	-20.18%		DHSC - HQ
	Medicines, Healthcare Products & Regulatory Agency	19,483	14,180	-5,303	-27.22%		Medicines, Healthcare Products & Regulatory Agency
	National Institute for Health & Care Excellence	0	4,365	N/A	N/A		National Institute for Health & Care Excellence
	NHS Blood & Transplant	121,246	121,199	-48	-0.04%		NHS Blood & Transplant
	NHS Business Services Authority	32,665	38,865	6,200	18.98%		NHS Business Services Authority
	NHS Digital	16,248	15,657	-591	-3.64%		NHS Digital
	NHS England	24,619	24,656	37	0.15%		NHS England
	NHS Improvement	2,484	5,718	3,235	130.23%		NHS Improvement
	DHSC - Other	204		N/A	N/A		DHSC - Other (Still have a presence on e-PIMS but have no "Owned Holdings")
	Public Health England	107,762	106,283	-1,478	-1.37%		Public Health England
	Retained Estate	4,262	5,928	1,666	39.09%		Retained Estate
Food Standards Agency							
FSA	Food Standards Agency	1,038	1,038	0	0.00%	FSA	Food Standards Agency
Foreign & Commonwealth Office							
FCO	British Council	12,388	20,102	7,715	62.28%	FCO	British Council
	Foreign & Commonwealth Office	72,610	72,610	0	0.00%		Foreign & Commonwealth Office
	Great Britain-China Centre (GBCC)	54	54	0	0.00%		Great Britain-China Centre (GBCC)

Appendices

Department/ organisation at 31/03/2019	Floor area NIA (m ²) at 31/03/2019	Floor area NIA (m ²) at 31/03/2020	Change (m ²)	Change (%)	Department/ organisation at 31/03/2020
Westminster Foundation for Democracy (WFD)	384	384	0	0.00%	Westminster Foundation for Democracy (WFD)
Wilton Park	2,326	2,326	0	0.00%	Wilton Park
Government Actuaries Department					
GAD Government Actuary's Department	2,874	2,874	0	0.00%	GAD Government Actuary's Department
HM Revenue & Customs					
HMRC HM Revenue & Customs	896,830	863,856	-32,974	-3.68%	HMRC HM Revenue & Customs
Valuation Office Agency	14,116	8,845	-5,272	-37.34%	Valuation Office Agency
HM Treasury					
HMT HM Treasury	22,855	22,855	0	0.00%	HMT HM Treasury
UK Debt Management Office	1,679	1,679	0	0.00%	UK Debt Management Office
Home Office					
HO Core Home Office	93,099	78,067	-15,032	-16.15%	HO Core Home Office
Core Home Office - HMPO	49,662	49,289	-373	-0.75%	Core Home Office - HMPO
Core Home Office- BF	71,618	145,567	73,949	103.25%	Core Home Office- BF
Core Home Office -UKVI/IE	142,996	154,250	11,254	7.87%	Core Home Office -UKVI/IE
College of Policing	28,986	28,986	0	0.00%	College of Policing
Disclosure & Barring Service	5,125	5,125	0	0.00%	Disclosure & Barring Service
Independent Office for Police Conduct	6,144	4,094	-2,050	-33.36%	Independent Office for Police Conduct
Security Industry Authority	1,430		N/A	N/A	Security Industry Authority (Still have a presence on e-PIMS but have no "Owned Holdings")
Ministry of Defence (Civil)					
MOD (Civil) Ministry Of Defence	262,687	251,236	-11,451	-4.36%	MOD (Civil) Ministry Of Defence
United Kingdom Hydrographic Office	14,150	14,150	0	0.00%	United Kingdom Hydrographic Office
Ministry of Housing, Communities & Local Government					
MHCLG MHCLG - Central	13,872		N/A	N/A	MHCLG MHCLG - Central (Holdings transferred to Cabinet Office Government Property Agency and MHCLG occupy as a tenant)
Government Office Residual Estate	24,416		N/A	N/A	Government Office Residual Estate (Holdings transferred to Cabinet Office Government Property Agency and MHCLG occupy as a tenant)
Queen Elizabeth II Conference Centre	16,560	16,560	0	0.00%	Queen Elizabeth II Conference Centre
Homes England (Operational)	1,854		N/A	N/A	Homes England (Operational) (Holdings transferred to Cabinet Office Government Property Agency and MHCLG occupy as a tenant)
Ministry of Justice					
MoJ Children & Family Court Advisory & Support Service	6,672	8,051	1,379	20.66%	MoJ Children & Family Court Advisory & Support Service
Criminal Injuries Compensation Authority	2,813	2,813	0	0.00%	Criminal Injuries Compensation Authority
HMCTS (All Property Centres)	1,030,104	1,020,466	-9,638	-0.94%	HMCTS (All Property Centres)

Appendices

Department/ organisation at 31/03/2019		Floor area NIA (m ²) at 31/03/2019	Floor area NIA (m ²) at 31/03/2020	Change (m ²)	Change (%)	Department/ organisation at 31/03/2020	
	HMPPS HQ	3,875	3,875	0	0.00%		HMPPS HQ
	HMPPS Probation	176,610	163,895	-12,715	-7.20%		HMPPS Probation
	Legal Aid Agency	9,862	10,042	180	1.83%		Legal Aid Agency
	Lodgings	11,070	9,718	-1,352	-12.21%		Lodgings
	Ministry of Justice HQ	52,756	51,169	-1,587	-3.01%		Ministry of Justice HQ
National Savings & Investments							
NS&I	National Savings & Investments	8,083	10,081	1,998	24.72%	NS&I	National Savings & Investments
Office of Gas & Electricity Markets							
Ofgem	Office of Gas & Electricity Markets	7,033	1,965	-5,068	-72.06%	Ofgem	Office of Gas & Electricity Markets
Office of Rail Regulation							
ORR	Office of Rail & Road	2,907	2,177	-730	-25.10%	ORR	Office of Rail & Road
Royal Mint							
RM	Royal Mint	32,091	32,091	0	0.00%	RM	Royal Mint
Scotland Office							
SO	Scotland Office	2,613	767	-1,846	-70.65%	SO	Scotland Office
Office for National Statistics							
ONS	Office for National Statistics	52,261	45,636	-6,625	-12.68%	ONS	Office for National Statistics
Wales Office							
WO	Wales Office	1,141	1,141	0	0.00%	WO	Wales Office
Total		7,460,152	7,389,377	-70,775	-0.949%		

Appendix C - Central estate occupied space by department and property centre in 2019-20

Department/ organisation at 31/03/2020		Floor area NIA (m ²) at 31/03/2020
Attorney General's Office (LOD)		
AGO	Attorney General's Office	422
CPS	CPS (All Property Centres)	54,497
GLD	Government Legal Department	9,669
SFO	Serious Fraud Office	3,790
Cabinet Office		
CO	CO Core Occupations	53,853
	Crown Commercial Service	12,789
	Equality & Human Rights Commission	2,144
	Government Property Agency	24,726
	Residual Estate	17,156
Charity Commission		
CHAR	Charity Commission	2,096
Department for Business, Energy & Industrial Strategy		
CMA	Competition & Markets Authority	9,331
BEIS	Advisory Conciliation & Arbitration Service	6,846
	Civil Nuclear Constabulary	7,451
	Coal Authority	7,416
	Committee On Climate Change	438
	Companies House	22,850
	Department for Business, Energy & Industrial Strategy - Core	38,747
	Insolvency Service	13,497
	Intellectual Property Office	18,072
	Met Office	27,994
	National Measurement & Regulation Office	4,523
	National Physical Laboratory	6,862
	Nuclear Decommissioning Authority - Occupied	5,982
	Ordnance Survey Ltd	15,314
	Small Business Commissioner	81
	UK Atomic Energy Authority	99,597
	UK Green Investment Bank	711
	UK Research & Innovation	364,121
	UK Shared Business Service Ltd	2,761
	UK Space Agency	1,298
LR	Land Registry Agency Estates Division	62,759
Department for Digital, Culture, Media & Sport		
DCMS	Arts Council England	8,363
	Churches Conservation Trust	222
	Department for Digital, Culture, Media & Sport	9,011
	Gambling Commission	2,815
	Historic England	13,900
	Horserace Betting Levy Board	267
	Information Commissioners Office	4,964
	National Heritage Memorial Fund	1,872
	National Lottery Community Fund	9,330
	Sport England	2,542

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Department/ organisation at 31/03/2020		Floor area NIA (m ²) at 31/03/2020
	Sports Grounds Safety Authority	166
	UK Anti-Doping	528
	UK Sport	1,658
	Visit Britain	1,618
TNA	The National Archives	65,331
Department for Education		
DfE	Construction Industry Training Board	51,682
	Institute for Apprenticeships & Technical Education (not previously recorded on e-PIMS)	1,753
	LocatED (not previously recorded on e-PIMS)	259
	Office for Students	4,068
	Office of Qualifications & Examinations Regulation (OFQUAL)	1,540
	Office of the Children's Commissioner	112
	Operational Properties	50,933
	Student Loans Company Ltd	27,371
	Sublet & Surplus Properties	5,124
OSECSS	Office for Standards in Education, Children's Services & Skills	6,610
Department for Environment, Food & Rural Affairs		
Defra	Agriculture & Horticulture Development Board	5,736
	Consumer Council for Water	741
	Department for Environment, Food & Rural Affairs	231,420
	Environment Agency (All Property Centres)	160,078
	Joint Nature Conservation Committee	1,329
	National Forest Company	372
	Sea Fish Industry Authority	3,652
FC	Forestry Commission England	3,534
WSRA	Water Services Regulation Authority	2,381
Department for International Development		
DfID	Department for International Development	17,446
	Independent Commission for Aid Impact	95
Department for International Trade		
DIT	Department for International Trade	15,681
Department for Transport		
DfT	British Transport Police Authority	46,873
	DfT Central	29,590
	Driver & Vehicle Licensing Agency	64,620
	Driver & Vehicle Standards Agency	132,998
	Highways England (Office & Operational Estate)	136,016
	Highways/DVSA	694
	Maritime & Coastguard Agency	49,151
	Transport Focus	186
	Vehicle Certification Agency	2,463
Department for Work & Pensions		
DWP	Department for Work & Pensions	1,358,350
	Health & Safety Executive	58,687
	Pensions Ombudsman	612
	Pensions Regulator	3,366

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Department/ organisation at 31/03/2020		Floor area NIA (m ²) at 31/03/2020
Department of Health & Social Care		
DHSC	Care Quality Commission	6,633
	Health Education England	19,604
	Health Research Authority	1,734
	DHSC - HQ	23,226
	Human Fertilisation & Embryology Authority	269
	Human Tissue Authority	630
	Medicines, Healthcare Products & Regulatory Agency	17,437
	National Institute for Health & Care Excellence	4,998
	NHS Blood & Transplant	121,069
	NHS Business Services Authority	38,850
	NHS Counter Fraud Authority	2,141
	NHS Digital	19,734
	NHS England	50,024
	NHS Improvement	11,934
	NHS Resolution	1,273
	DHSC - Other	5,888
	Public Health England	120,761
	Retained Estate	1,000
Food Standards Agency		
FSA	Export Credits Guarantee Department	1,756
Food Standards Agency		
FSA	Food Standards Agency	3,615
Foreign & Commonwealth Office		
FCO	British Council	18,465
	Foreign & Commonwealth Office	71,008
	Great Britain-China Centre (GBCC)	54
	Westminster Foundation for Democracy (WFD)	384
	Wilton Park	2,326
Government Actuaries Department		
GAD	Government Actuary's Department	1,463
HM Revenue & Customs		
HMRC	HM Revenue & Customs	740,861
	Valuation Office Agency	25,390
HM Treasury		
HMT	Government Internal Audit Agency	712
	HM Treasury	13,436
	Office for Budget Responsibility	233
	UK Debt Management Office	1,290
Home Office		
HO	Core Home Office	57,453
	Core Home Office - HMPO	53,228
	Core Home Office - BF	168,312
	Core Home Office - UKVI/IE	158,646
	College of Policing	28,986
	Disclosure & Barring Service	7,915
	Gangmasters & Labour Abuse Authority	547

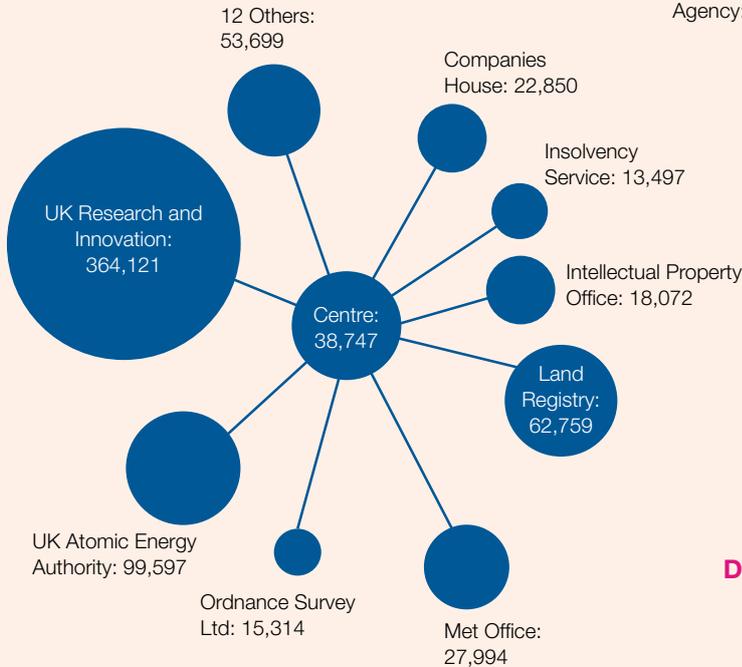
Appendices

Department/ organisation at 31/03/2020		Floor area NIA (m ²) at 31/03/2020
	HM Inspectorate of Constabulary	100
	Independent Office for Police Conduct	7,621
	Office of the Immigration Services Commissioner	561
	Security Industry Authority	1,711
Ministry of Defence (Civil)		
MOD (Civil)	Ministry Of Defence	253,068
	United Kingdom Hydrographic Office	14,150
Ministry of Housing, Communities & Local Government		
MHCLG	MHCLG - Central	19,545
	Government Office Residual Estate	196
	Homes England (Operational)	6,846
	Leasehold Advisory Service	202
	Local Government Ombudsman	1,127
	Planning Inspectorate	4,745
	Queen Elizabeth II Conference Centre	16,560
	Valuation Tribunal Service	876
Ministry of Justice		
MoJ	Children & Family Court Advisory & Support Service	13,123
	Criminal Cases Review Commission	993
	Criminal Injuries Compensation Authority	2,813
	HMCTS (All Property Centres)	1,018,198
	HMPPS HQ	4,169
	HMPPS Probation	139,406
	Legal Aid Agency	11,988
	Lodgings	9,717
	Ministry of Justice HQ	37,431
	Parole Board	700
	Youth Justice Board	496
National Crime Agency		
NS&I	National Crime Agency	378
National Savings & Investments		
NS&I	National Savings & Investments	10,081
Northern Ireland Office		
NIO	Northern Ireland Office	9,706
Office of Gas & Electricity Markets		
Ofgem	Office of Gas & Electricity Markets	7,538
Office of Rail & Road		
ORR	Office of Rail & Road	2,528
Royal Mint		
RM	Royal Mint	32,136
Scotland Office		
SO	Scotland Office	1,840
Office for National Statistics		
ONS	Office for National Statistics	44,471
Wales Office		
WO	Wales Office	926
Total		6,975,128

Appendix D - Government departments' central estate

Figure 24 Departments with central estate occupied space over 10,000m² and their families

BUSINESS, ENERGY & INDUSTRIAL STRATEGY



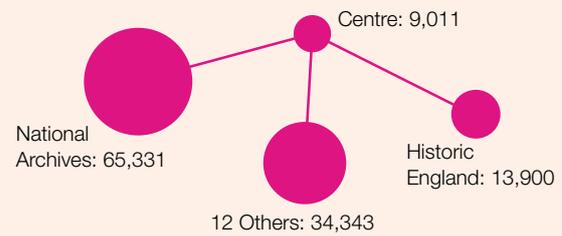
CABINET OFFICE



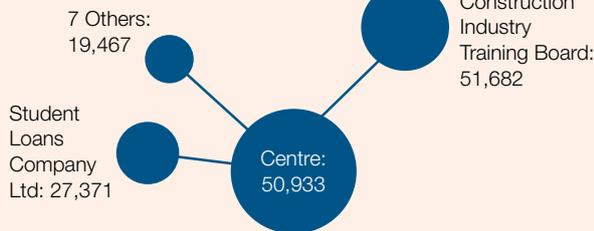
DEFENCE (CIVIL)



DIGITAL, CULTURE, MEDIA & SPORT



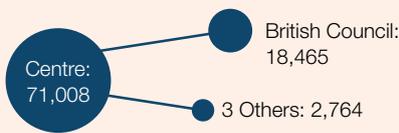
EDUCATION



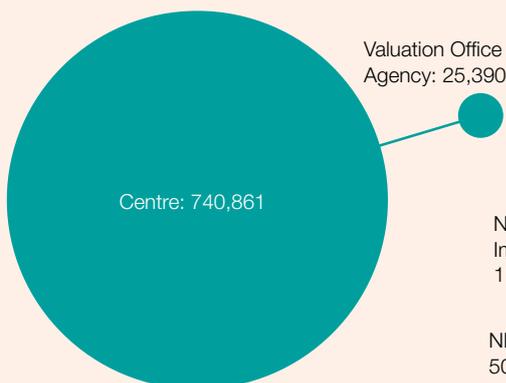
ENVIRONMENT, FOOD & RURAL AFFAIRS



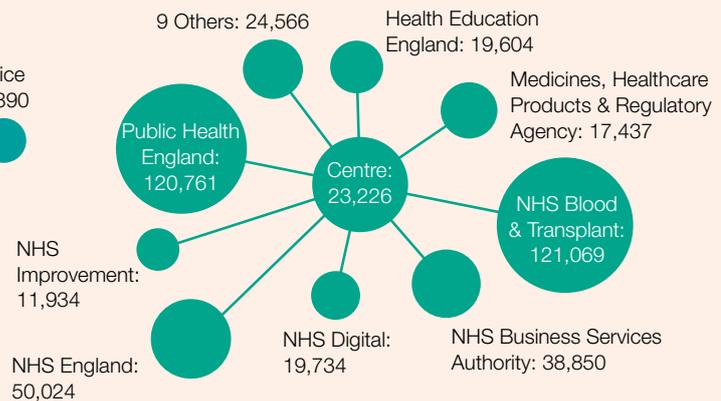
FOREIGN & COMMONWEALTH OFFICE



HM REVENUE & CUSTOMS

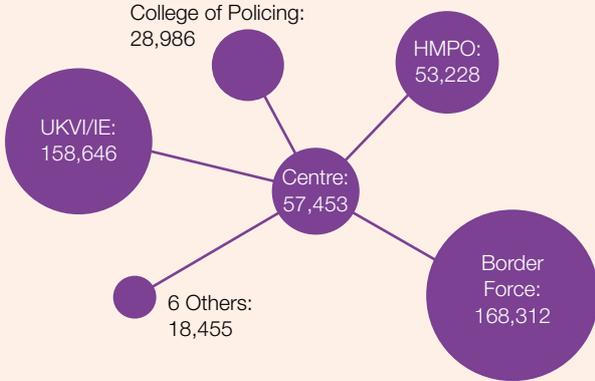


HEALTH & SOCIAL CARE

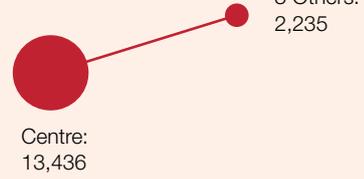


Appendices

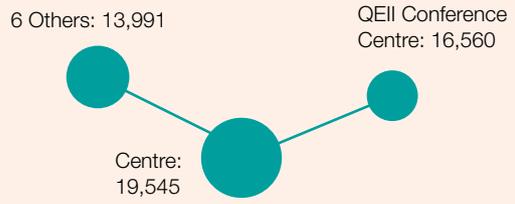
HOME OFFICE



HM TREASURY



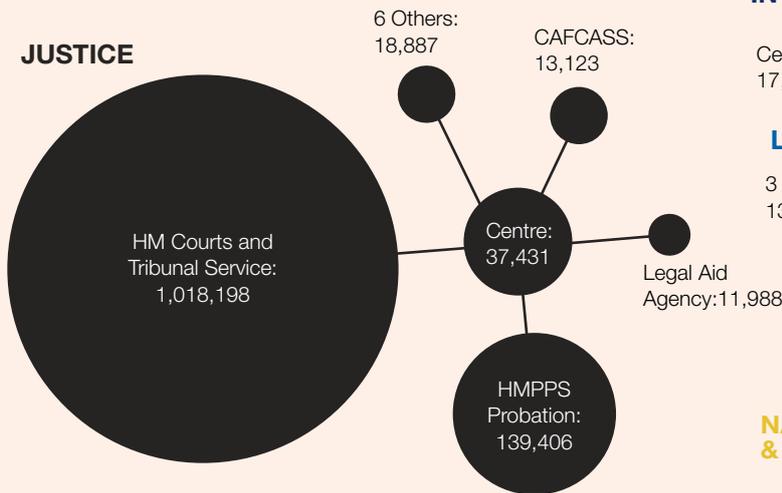
HOUSING, COMMUNITIES & LOCAL GOVERNMENT



INTERNATIONAL TRADE



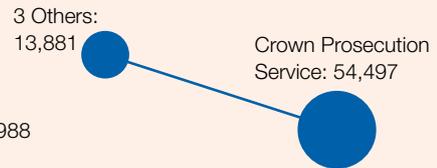
JUSTICE



INTERNATIONAL DEVELOPMENT



LAW OFFICERS' DEPARTMENTS



NATIONAL SAVINGS & INVESTMENTS



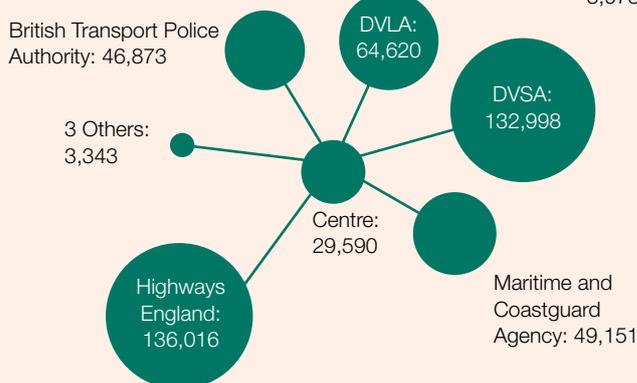
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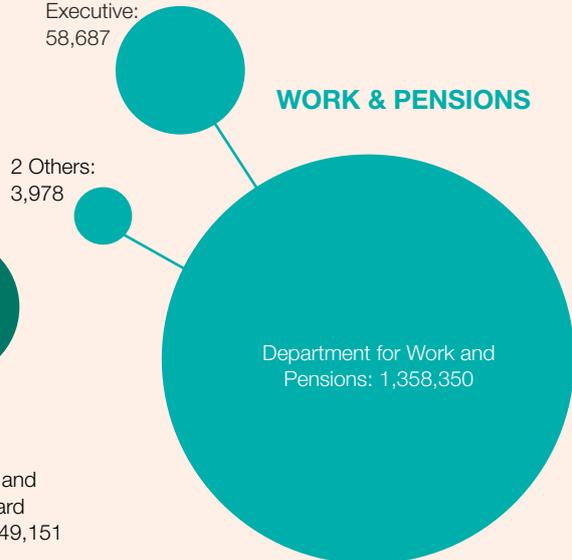
UK STATISTICS AUTHORITY (ONS)



TRANSPORT



WORK & PENSIONS



Appendix E - Machinery of Government Changes in 2019-20

Machinery of government changes in 2019-20	
Organisation	Details of change
BEIS - UK Research and Innovation	Includes holdings previously recorded under: BEIS - Arts & Humanities Research Council BEIS - Biotechnology & Biological Sciences Research Council BEIS - Economic & Social Research Council BEIS - Engineering & Physical Sciences Research Council BEIS - Innovate UK BEIS - Medical Research Council BEIS - Natural Environment Research Council BEIS - Science & Technology Facilities Council.
CO - Equality & Human Rights Commission	Formerly recorded under DfE - Equality & Human Rights Commission
CO - Core Occupations	Includes holdings previously recorded under: CO - Government Digital Service CO - Digital & Technology Team CO - Financial & Estate Management
DfID - Independent Commission for Aid Impact	New agency formed April 2019
DWP - Department for Work & Pensions	Includes holdings previously recorded under: DWP - CMG DWP - Operations and DWP - Corporate Centre
DExEU - Department for Exiting the European Union	Property Centre closed on the 31st January 2020 and holdings transferred to Cabinet Office

Appendix F - Total Operating Costs for the Central Estate in 2019-20

Total operating costs²⁷ for the central estate in 2019-20		
Department	2019-20	2018-19
Business, Energy & Industrial Strategy	£201,705,842	£171,322,651 ²⁸
Cabinet Office	£37,602,309	£37,178,266
Charity Commission	£1,346,815	£1,364,689
Defence	£134,479,000	£129,520,000
Digital, Culture, Media & Sport	£35,725,320	£39,867,898
Education	£54,285,925	£34,891,044
Environment, Food & Rural Affairs	£130,453,272	£127,335,912
Exiting the European Union	£6,631,434	–
Export Credit Guarantee Department	£2,535,304	£2,558,889
Food Standards Agency	£3,482,987	£3,140,615
Foreign & Commonwealth Office	£43,454,155	£38,886,864
Government Actuary's Department	£1,582,236	£1,449,082
Health & Social Care	£177,062,669	£183,052,519
HM Revenue & Customs	£298,434,523	£285,375,519
HM Treasury	£19,864,741	£19,691,554
Home Office	£189,486,476	£183,813,348
Housing, Communities & Local Government	£14,920,406	£14,614,540
International Development	£7,143,869	£7,002,983
International Trade	£17,448,973	£16,038,047 ²⁹
Justice	£529,272,373	£506,602,183
Law Officers' Departments	£49,524,182	£41,011,841
National Savings & Investment	£2,727,945	£2,741,464
Northern Ireland Office	£1,035,052	£1,180,676
Office for Gas & Electricity Markets	£5,674,844	£5,489,345
Office of Rail and Road	£2,263,011	£1,709,249
Royal Mint	£5,450,533	£6,212,471
Scotland Office	£1,285,837	£1,450,550
Transport ³⁰	£205,000,000	£142,000,000
UK Statistics Authority	£8,940,643	£8,763,043
Wales Office	£407,914	£375,349
Work & Pensions	£562,457,043	£592,769,437
Total	£2,745,054,199	£2,614,041,462³¹

27 The total net cost of operating the property - based on the actual cost of rent, rates, service charge, repair and maintenance, minor improvements, dilapidations, security, cleaning and utilities.

28 BEIS total operating costs for 2018-19 has been adjusted from £169,103,507 to £171,322,651 due to data error.

29 DIT total operating costs for 2018-19 has been adjusted from £10,375,951 to £16,038,047 due to data error.

30 The Department for Transport provided cost information for non-mandated property centres.

31 Total adjusted from originally published £2,606,160,222.

Appendix G - Office Benchmarking Summary

Office benchmarking in 2019-20

Government departments and their arm's-length bodies (known as property centres) are required to measure the efficiency and sustainability of their office occupations over 500m²; a number of departments also benchmark smaller offices.

Data is collected through the e-PIMS³² system, against certain cost criteria, with the performance of each occupation reported back to the organisation. This produces one consistent set of data that enables performance to be compared against Key Performance Indicators, cost factors to be understood and challenged, and efficiency improvements to be realised.

It also allows the performance of the central government office portfolio to be compared between individual departments and private sector benchmarks, providing a standardised basis for consistent reporting across the estate. Benchmarks come from comparable buildings in government, and from the private sector and industry best practice, based on a basket of typical cost elements.

The annual benchmarking programme covers administration office buildings only and does not cover specialist property such as courts and tribunals, laboratories, research facilities and job centres. In this year's report, courts and tribunals, job centres, prisons, hospitals and schools are featured, using their own performance metrics.

	2019-20	2018-19
Number of office occupations in the benchmarking programme	879	933
Participating organisations	143	150
Total office space	2,711,783m ²	2,712,413m ²
Total office-based FTE	303,229	293,977
Total office cost	£1,512,398,225	£1,443,764,920

32 Electronic Property Information Mapping Service. e-PIMS is the central database of government's Civil Estate properties and land. It is mandatory for all government departments (including non-ministerial departments) and their executive agencies, arm's-length bodies and NDPBs to capture and maintain their property information on ePIMS. It also covers property-related activities for the devolved administrations and for some parts of the public sector outside central government.

Appendix H - Benchmarked offices: utilisation data in 2019-20 by department

Organisation	Occupied NIA (m ²)	Total office based FTE and contractors	Total property cost	Total property cost per person	Total property cost per person rank	Total property cost per m ²	Total property cost per m ² rank	Space per person (m ²)	Space per person rank (m ²)
Attorney General's Office (LOD)	422	48	£624,000	£12,893	35	£1,479	35	8.7	25
Cabinet Office	47,574	5,481	£49,669,010	£9,061	32	£1,044	29	8.7	24
Charity Commission	1,235	250	£693,229	£2,771	1	£561	12	4.9	1
Competition & Markets Authority	9,331	838	£4,206,987	£5,021	15	£451	8	11.1	32
Crown Prosecution Service	51,708	5,836	£28,259,842	£4,842	14	£547	11	8.9	26
Department for Business, Energy & Industrial Strategy	130,317	15,172	£77,262,288	£5,092	16	£593	14	8.6	23
Department for Digital, Culture, Media & Sport	40,851	5,210	£29,037,485	£5,574	18	£711	19	7.8	14
Department for Education	64,509	10,023	£36,777,215	£3,669	6	£570	13	6.4	9
Department for Environment, Food & Rural Affairs	155,947	17,333	£66,776,281	£3,853	7	£428	6	9.0	27
Department for International Development	15,703	1,975	£15,811,284	£8,006	29	£1,007	27	8.0	15
Department for International Trade	15,509	2,871	£16,911,973	£5,891	21	£1,090	30	5.4	3
Department for Transport	239,459	28,712	£162,926,364	£5,675	19	£680	18	8.3	20
Department for Work & Pensions	450,395	42,378	£179,555,577	£4,237	10	£399	3	10.6	31
Department of Health & Social Care	174,218	21,257	£114,777,699	£5,400	17	£659	16	8.2	19
Export Credits Guarantee Department	1,756	352	£2,531,889	£7,201	25	£1,442	34	5.0	2
Food Standards Agency	3,982	496	£3,474,431	£7,005	23	£873	25	8.0	16
Foreign & Commonwealth Office	40,810	5,215	£41,958,725	£8,045	30	£1,028	28	7.8	13
Forestry Commission	2,463	301	£1,015,693	£3,374	3	£412	4	8.2	18
Government Actuary's Department	1,201	189	£1,326,799	£7,020	24	£1,105	31	6.4	8
Government Legal Department	8,305	1,336	£14,631,932	£10,952	34	£1,762	36	6.2	7
HM Revenue & Customs	594,501	58,949	£248,715,697	£4,219	9	£418	5	10.1	29
HM Treasury	15,540	2,180	£10,284,291	£4,718	12	£662	17	7.1	11
Home Office	211,446	29,277	£113,621,033	£3,881	8	£537	10	7.2	12
Land Registry	44,959	5,286	£17,136,086	£3,242	2	£381	2	8.5	22
Ministry of Defence	221,949	19,667	£164,602,800	£8,370	31	£742	22	11.3	33
Ministry of Housing, Communities & Local Government	24,180	2,487	£18,655,068	£7,501	27	£772	24	9.7	28
Ministry of Justice	82,637	13,372	£59,935,482	£4,482	11	£725	21	6.2	5
National Savings & Investments	2,948	230	£1,817,039	£7,900	28	£616	15	12.8	34
Northern Ireland Office	825	98	£1,035,052	£10,562	33	£1,254	33	8.4	21
Office for National Statistics	36,218	3,542	£11,956,245	£3,376	4	£330	1	10.2	30
Office for Standards in Education, Children's Services & Skills	5,528	890	£4,239,706	£4,764	13	£767	23	6.2	6
Office of Gas & Electricity Markets	7,538	930	£5,374,389	£5,779	20	£713	20	8.1	17
Scotland Office	1,391	83	£623,425	£7,493	26	£448	7	16.7	35
Serious Fraud Office	3,790	660	£4,372,796	£6,625	22	£1,154	32	5.7	4
Wales Office	926	53	£896,916	£16,923	36	£969	26	17.5	36
Water Services Regulation Authority	1,712	252	£903,498	£3,592	5	£528	9	6.8	10
Grand Total	2,711,783	303,229	£1,512,398,224.94	£4,988		£558		8.9	

Appendix I - Benchmarked offices: utilisation data in 2019-20 (organisation summary)

Organisation	No. of occupations	Occupied floor area (NIA m ²)	Total office based FTE and contractors	Total property costs	Total property cost per person	Total property cost per (m ²)	Space per person (m ²)
Attorney General's Office (LOD)	1	422	48	£624,000	£12,893	£1,479	8.7
AGO	ATTORNEY GENERAL'S OFFICE	1	422	£624,000	£12,893	£1,479	8.7
	Cabinet Office	24	47,574	£49,669,010	£9,061	£1,044	8.7
CO	CORE OCCUPATIONS	17	39,725	£44,649,578	£9,837	£1,124	8.8
	CROWN COMMERCIAL SERVICE	5	6,177	£4,285,772	£5,446	£694	7.8
	EQUALITY & HUMAN RIGHTS COMMISSION	2	1,672	£733,660	£4,726	£439	10.8
	Charity Commission	1	1,235	£693,229	£2,771	£561	4.9
CHAR	CHARITY COMMISSION	1	1,235	£693,229	£2,771	£561	4.9
	Competition & Markets Authority	1	9,331	£4,206,987	£5,021	£451	11.1
CMA	COMPETITION & MARKETS AUTHORITY	1	9,331	£4,206,987	£5,021	£451	11.1
	Crown Prosecution Service	29	51,708	£28,259,842	£4,842	£547	8.9
CPS	EAST MIDLANDS	3	4,231	£1,125,170	£2,435	£266	9.2
	EAST OF ENGLAND	2	4,170	£1,098,506	£4,755	£263	18.1
	HEADQUARTERS	2	2,113	£1,075,073	£4,498	£509	8.8
	LONDON	2	11,124	£13,509,356	£8,273	£1,214	6.8
	MERSEYSIDE & CHESHIRE	1	2,472	£808,107	£2,391	£327	7.3
	NORTH EAST	3	3,069	£856,440	£2,242	£279	8.0
	NORTH WEST	2	4,619	£1,795,736	£3,549	£389	9.1
	SOUTH EAST	2	2,253	£389,995	£2,393	£173	13.8
	SOUTH WEST	1	997	£623,859	£4,587	£626	7.3
	THAMES & CHILTERN	2	2,757	£1,031,951	£3,440	£374	9.2
	WALES	2	2,206	£720,285	£2,668	£327	8.2
	WESSEX	3	2,144	£978,393	£4,254	£456	9.3
	WEST MIDLANDS	1	2,887	£1,744,961	£4,021	£604	6.7
	YORKSHIRE & HUMBERSIDE	3	6,666	£2,502,011	£4,887	£375	13.0
	Department for Business, Energy & Industrial Strategy	43	130,317	£77,262,288	£5,092	£593	8.6
BEIS	ADVISORY CONCILIATION & ARBITRATION SERVICE	5	4,340	£2,873,020	£5,224	£662	7.9
	CIVIL NUCLEAR CONSTABULARY	2	1,998	£657,113	£2,628	£329	8.0
	COAL AUTHORITY	1	2,191	£760,903	£3,170	£347	9.1
	COMMITTEE ON CLIMATE CHANGE	1	331	£578,903	£15,646	£1,749	8.9
	COMPANIES HOUSE	3	13,397	£7,735,606	£7,712	£577	13.4
	CORE	10	37,611	£32,374,085	£6,672	£861	7.8
	INSOLVENCY SERVICE	9	9,095	£4,891,048	£4,124	£538	7.7
	INTELLECTUAL PROPERTY OFFICE	1	14,352	£6,788,332	£5,908	£473	12.5
	MET OFFICE	1	12,557	£6,691,019	£3,872	£533	7.3

Appendices

Organisation	No. of occupations	Occupied floor area (NIA m ²)	Total office based FTE and contractors	Total property costs	Total property cost per person	Total property cost per (m ²)	Space per person (m ²)
NUCLEAR DECOMMISSIONING AUTHORITY - OCCUPIED	2	3,482	293	£1,439,432	£4,908	£413	11.9
ORDNANCE SURVEY LTD	1	13,648	889	£5,415,176	£6,090	£397	15.3
UK RESEARCH & INNOVATION	4	13,718	2,244	£6,119,069	£2,727	£446	6.1
UK SHARED BUSINESS SERVICE LTD	1	2,298	503	£349,397	£695	£152	4.6
UK SPACE AGENCY	2	1,298	247	£589,185	£2,382	£454	5.2
Department for Digital, Culture, Media & Sport	31	40,851	5,210	£29,037,485	£5,574	£711	7.8
DCMS							
ARTS COUNCIL ENGLAND	3	3,257	397	£1,744,381	£4,396	£536	8.2
DEPARTMENT FOR DIGITAL, CULTURE, MEDIA & SPORT	1	7,202	1,447	£10,395,630	£7,184	£1,443	5.0
GAMBLING COMMISSION	1	2,414	346	£804,628	£2,326	£333	7.0
HISTORIC ENGLAND	7	9,800	1,021	£5,591,071	£5,478	£571	9.6
INFORMATION COMMISSIONERS OFFICE	3	4,895	762	£2,665,286	£3,499	£544	6.4
NATIONAL LOTTERY COMMUNITY FUND	10	8,981	638	£4,405,876	£6,901	£491	14.1
SPORT ENGLAND	1	1,189	176	£976,263	£5,547	£821	6.8
SPORTS GROUNDS SAFETY AUTHORITY	1	166	5	£140,566	£29,285	£849	34.5
UK ANTI-DOPING	2	528	69	£353,655	£5,125	£669	7.7
UK SPORT	1	838	137	£840,041	£6,132	£1,003	6.1
VISIT BRITAIN	1	1,582	212	£1,120,088	£5,283	£708	7.5
Department for Education	14	64,509	10,023	£36,777,215	£3,669	£570	6.4
DFE							
OFFICE FOR STUDENTS	4	3,790	394	£1,864,160	£4,731	£492	9.6
OFFICE OF QUALIFICATIONS & EXAMINATIONS REGULATION (OFQUAL)	1	1,540	226	£933,727	£4,132	£606	6.8
OPERATIONAL PROPERTIES	6	46,424	6,820	£28,145,030	£4,127	£606	6.8
STUDENT LOANS COMPANY LTD	3	12,755	2,583	£5,834,298	£2,259	£457	4.9
Department for Environment, Food & Rural Affairs	79	155,947	17,333	£66,776,281	£3,853	£428	9.0
DEFRA							
AGRICULTURE & HORTICULTURE DEVELOPMENT BOARD	1	2,840	346	£1,411,299	£4,079	£497	8.2
CONSUMER COUNCIL FOR WATER	1	681	56	£314,448	£5,615	£461	12.2
DEPARTMENT FOR ENVIRONMENT, FOOD & RURAL AFFAIRS	27	66,901	7,939	£37,471,050	£4,720	£560	8.4
ENVIRONMENT AGENCY ANGLIAN	11	14,400	1,236	£3,721,663	£3,011	£258	11.7

Appendices

Organisation	No. of occupations	Occupied floor area (NIA m ²)	Total office based FTE and contractors	Total property costs	Total property cost per person	Total property cost per (m ²)	Space per person (m ²)
ENVIRONMENT AGENCY HEAD OFFICE	2	6,498	706	£2,937,880	£4,162	£452	9.2
ENVIRONMENT AGENCY MIDLANDS	6	10,562	1,047	£2,565,308	£2,451	£243	10.1
ENVIRONMENT AGENCY NORTH EAST	6	12,477	1,733	£5,161,544	£2,979	£414	7.2
ENVIRONMENT AGENCY NORTH WEST	3	8,067	1,206	£2,201,671	£1,826	£273	6.7
ENVIRONMENT AGENCY SOUTH WEST	5	11,663	939	£2,985,504	£3,179	£256	12.4
ENVIRONMENT AGENCY SOUTHERN	9	10,298	880	£3,072,703	£3,492	£298	11.7
ENVIRONMENT AGENCY THAMES	5	8,546	979	£3,267,746	£3,336	£382	8.7
JOINT NATURE CONSERVATION COMMITTEE	1	1,329	133	£347,000	£2,609	£261	10.0
SEA FISH INDUSTRY AUTHORITY	2	1,687	133	£1,318,463	£9,913	£782	12.7
Department for International Development	2	15,703	1,975	£15,811,284	£8,006	£1,007	8.0
DFID DEPARTMENT FOR INTERNATIONAL DEVELOPMENT	2	15,703	1,975	£15,811,284	£8,006	£1,007	8.0
Department for International Trade	6	15,509	2,871	£16,911,973	£5,891	£1,090	5.4
DEPARTMENT FOR INTERNATIONAL TRADE	6	15,509	2,871	£16,911,973	£5,891	£1,090	5.4
Department for Transport	57	239,459	28,712	£162,926,364	£5,675	£680	8.3
DfT DFT CENTRAL	2	17,082	2,589	£8,479,396	£3,275	£496	6.6
DRIVER & VEHICLE STANDARDS AGENCY	5	10,787	1,024	£3,509,256	£3,426	£325	10.5
DRIVER & VEHICLE LICENSING AGENCY	4	58,555	6,057	£70,545,009	£11,647	£1,205	9.7
HIGHWAYS ENGLAND (OFFICE & OPERATIONAL ESTATE)	26	53,238	4,567	£24,275,299	£5,315	£456	11.7
MARITIME & COASTGUARD AGENCY	1	2,848	464	£1,392,700	£3,002	£489	6.1
NETWORK RAIL	19	96,948	14,010	£54,724,706	£3,906	£564	6.9
Department for Work & Pensions	146	450,395	42,378	£179,555,577	£4,237	£399	10.6
DWP DEPARTMENT FOR WORK & PENSIONS	135	428,745	40,057	£162,824,556	£4,065	£380	10.7
HEALTH & SAFETY EXECUTIVE	9	17,673	1,513	£14,135,238	£9,343	£800	11.7
PENSIONS OMBUDSMAN	1	612	100	£463,746	£4,642	£758	6.1
PENSIONS REGULATOR	1	3,366	709	£2,132,037	£3,007	£633	4.7
Department of Health & Social Care	114	174,218	21,257	£114,777,699	£5,400	£659	8.2

Appendices

Organisation	No. of occupations	Occupied floor area (NIA m ²)	Total office based FTE and contractors	Total property costs	Total property cost per person	Total property cost per (m ²)	Space per person (m ²)
DHSC							
CARE QUALITY COMMISSION	4	9,813	989	£8,702,408	£8,799	£887	9.9
HEALTH EDUCATION ENGLAND	11	15,899	1,764	£7,600,829	£4,309	£478	9.0
HEALTH RESEARCH AUTHORITY	4	1,591	144	£687,319	£4,778	£432	11.1
HQ	4	29,211	2,333	£24,919,546	£10,681	£853	12.5
HUMAN TISSUE AUTHORITY	1	630	51	£1,486,135	£29,140	£2,360	12.3
MEDICINES, HEALTHCARE PRODUCTS & REGULATORY AGENCY	1	998	909	£4,590,015	£5,050	£4,599	1.1
NATIONAL INSTITUTE FOR HEALTH & CARE EXCELLENCE	2	4,978	595	£3,377,723	£5,677	£679	8.4
NHS BLOOD & TRANSPLANT	1	2,166	180	£904,379	£5,024	£418	12.0
NHS BUSINESS SERVICES AUTHORITY	5	26,277	2,693	£7,022,271	£2,608	£267	9.8
NHS COUNTER FRAUD AUTHORITY	3	2,141	165	£1,175,944	£7,127	£549	13.0
NHS DIGITAL	8	19,717	2,970	£6,639,859	£2,236	£337	6.6
NHS ENGLAND	26	28,405	4,420	£18,855,541	£4,266	£664	6.4
NHS IMPROVEMENT	11	11,656	1,354	£9,304,735	£6,874	£798	8.6
NHS RESOLUTION	1	1,273	328	£1,054,381	£3,215	£828	3.9
PUBLIC HEALTH ENGLAND	32	19,464	2,363	£18,456,615	£7,812	£948	8.2
Export Credits Guarantee Department	1	1,756	352	£2,531,889	£7,201	£1,442	5.0
ECGD							
EXPORT CREDITS GUARANTEE DEPARTMENT	1	1,756	352	£2,531,889	£7,201	£1,442	5.0
Food Standards Agency	5	3,982	496	£3,474,431	£7,005	£873	8.0
FSA							
FOOD STANDARDS AGENCY	5	3,982	496	£3,474,431	£7,005	£873	8.0
Foreign & Commonwealth Office	8	40,810	5,215	£41,958,725	£8,045	£1,028	7.8
FCO							
BRITISH COUNCIL	5	11,519	1,114	£6,421,195	£5,762	£557	10.3
FOREIGN & COMMONWEALTH OFFICE	3	29,291	4,101	£35,537,530	£8,666	£1,213	7.1
Forestry Commission	2	2,463	301	£1,015,693	£3,374	£412	8.2
FC							
FORESTRY COMMISSION ENGLAND	2	2,463	301	£1,015,693	£3,374	£412	8.2
Government Actuary's Department	1	1,201	189	£1,326,799	£7,020	£1,105	6.4
GAD							
GOVERNMENT ACTUARY'S DEPARTMENT	1	1,201	189	£1,326,799	£7,020	£1,105	6.4
Government Legal Department	2	8,305	1,336	£14,631,932	£10,952	£1,762	6.2
GLD							
GOVERNMENT LEGAL DEPARTMENT	2	8,305	1,336	£14,631,932	£10,952	£1,762	6.2
HM Revenue & Customs	109	594,501	58,949	£248,715,697	£4,219	£418	10.1
HMRC							
HM REVENUE & CUSTOMS	76	572,737	56,640	£241,452,613	£4,263	£422	10.1
VALUATION OFFICE AGENCY	33	21,764	2,310	£7,263,084	£3,144	£334	9.4

Appendices

Organisation	No. of occupations	Occupied floor area (NIA m ²)	Total office based FTE and contractors	Total property costs	Total property cost per person	Total property cost per (m ²)	Space per person (m ²)
HM Treasury	11	15,540	2,180	£10,284,291	£4,718	£662	7.1
HMT							
GOVERNMENT INTERNAL AUDIT AGENCY	3	618	181	£442,827	£2,447	£716	3.4
HM TREASURY	6	13,399	1,837	£7,806,973	£4,250	£583	7.3
OFFICE FOR BUDGET RESPONSIBILITY	1	233	37	£366,829	£9,914	£1,574	6.3
UK DEBT MANAGEMENT OFFICE	1	1,290	125	£1,667,662	£13,341	£1,293	10.3
Home Office	57	211,446	29,277	£113,621,033	£3,881	£537	7.2
HO							
CORE HOME OFFICE	5	30,425	4,051	£36,545,504	£9,021	£1,201	7.5
HMPO	9	40,558	5,423	£20,600,607	£3,799	£508	7.5
BF	2	5,542	879	£2,518,498	£2,865	£454	6.3
UKVI/IE	29	116,691	16,495	£43,674,042	£2,648	£374	7.1
GANGMASTERS & LABOUR ABUSE AUTHORITY	1	547	49	£149,646	£3,049	£274	11.1
HOPG							
COLLEGE OF POLICING	1	1,110	116	£465,520	£4,013	£420	9.6
DISCLOSURE & BARRING SERVICE	2	6,990	1,036	£3,918,823	£3,783	£561	6.7
INDEPENDENT OFFICE FOR POLICE CONDUCT	6	7,313	954	£3,797,265	£3,980	£519	7.7
OFFICE OF THE IMMIGRATION SERVICES COMMISSIONER	1	561	54	£613,240	£11,371	£1,093	10.4
SECURITY INDUSTRY AUTHORITY	1	1,711	220	£1,337,889	£6,081	£782	7.8
Land Registry	14	44,959	5,286	£17,136,086	£3,242	£381	8.5
LR							
LAND REGISTRY AGENCY ESTATES DIVISION AED	14	44,959	5,286	£17,136,086	£3,242	£381	8.5
Ministry of Defence (Civil)	15	221,949	19,667	£164,602,800	£8,370	£742	11.3
MOD							
MINISTRY OF DEFENCE	14	210,789	18,817	£158,457,811	£8,421	£752	11.2
UK HYDROGRAPHIC OFFICE	1	11,160	850	£6,144,989	£7,229	£551	13.1
Ministry of Housing, Communities & Local Authorities	12	24,180	2,487	£18,655,068	£7,501	£772	9.7
MHCLG							
CENTRAL	5	15,511	1,744	£11,229,949	£6,439	£724	8.9
HOMES ENGLAND (OPERATIONAL)	5	5,906	682	£5,474,221	£8,027	£927	8.7
PLANNING INSPECTORATE	1	2,379	26	£1,524,026	£58,616	£641	91.5
VALUATION TRIBUNAL SERVICE	1	384	35	£426,873	£12,196	£1,112	11.0
Ministry of Justice	75	82,637	13,372	£59,935,482	£4,482	£725	6.2
MoJ							
CHILDREN & FAMILY COURT ADVISORY & SUPPORT SERVICE	30	13,078	1,909	£5,579,189	£2,923	£427	6.9
CRIMINAL CASES REVIEW COMMISSION	1	993	80	£730,711	£9,140	£736	12.4
CRIMINAL INJURIES COMPENSATION AUTHORITY	1	2,813	327	£1,173,659	£3,589	£417	8.6
HMCTS (LONDON)	1	1,065	138	£334,398	£2,423	£314	7.7

Appendices

Organisation	No. of occupations	Occupied floor area (NIA m ²)	Total office based FTE and contractors	Total property costs	Total property cost per person	Total property cost per (m ²)	Space per person (m ²)
HMCTS (MIDLANDS)	5	8,662	1,106	£2,919,842	£2,640	£337	7.8
HMCTS (NORTH EAST)	1	1,228	122	£443,225	£3,633	£361	10.1
HMCTS (NORTH WEST)	2	2,581	406	£887,260	£2,185	£344	6.4
HMCTS (SOUTH EAST)	4	2,356	164	£1,153,062	£7,031	£489	14.4
HMCTS (SOUTH WEST)	2	2,329	98	£1,545,167	£15,767	£663	23.8
HMCTS (WALES)	1	666	91	£120,730	£1,327	£181	7.3
HMPPS CUSTODIAL PROPERTY	1	462	189	£389,313	£2,060	£843	2.4
HMPPS HQ	4	1,535	228	£277,928	£1,219	£181	6.7
HMPPS PROBATION	2	925	98	£974,937	£9,948	£1,054	9.4
LEGAL AID AGENCY	12	6,894	997	£3,099,439	£3,107	£450	6.9
MINISTRY OF JUSTICE HQ	8	37,053	7,419	£40,306,620	£5,433	£1,088	5.0
National Savings & Investments	3	2,948	230	£1,817,039	£7,900	£616	12.8
NS&I NATIONAL SAVINGS & INVESTMENTS	3	2,948	230	£1,817,039	£7,900	£616	12.8
Northern Ireland Office	1	825	98	£1,035,052	£10,562	£1,254	8.4
NIO NORTHERN IRELAND OFFICE	1	825	98	£1,035,052	£10,562	£1,254	8.4
Office for National Statistics	2	36,218	3,542	£11,956,245	£3,376	£330	10.2
ONS OFFICE FOR NATIONAL STATISTICS	2	36,218	3,542	£11,956,245	£3,376	£330	10.2
Office for Standards In Education, Children's Services and Skills	4	5,528	890	£4,239,706	£4,764	£767	6.2
Ofsted OFFICE FOR STANDARDS IN EDUCATION CHILDRENS SERVICES & SKILLS	4	5,528	890	£4,239,706	£4,764	£767	6.2
Office of Gas & Electricity Markets	2	7,538	930	£5,374,389	£5,779	£713	8.1
Ofgem OFFICE OF GAS & ELECTRICITY MARKETS	2	7,538	930	£5,374,389	£5,779	£713	8.1
Scotland Office	2	1,391	83	£623,425	£7,493	£448	16.7
SO SCOTLAND OFFICE	2	1,391	83	£623,425	£7,493	£448	16.7
Serious Fraud Office	1	3,790	660	£4,372,796	£6,625	£1,154	5.7
SFO SERIOUS FRAUD OFFICE	1	3,790	660	£4,372,796	£6,625	£1,154	5.7
Wales Office	2	926	53	£896,916	£16,923	£969	17.5
WO WALES OFFICE	2	926	53	£896,916	£16,923	£969	17.5
Water Services Regulation Authority	2	1,712	252	£903,498	£3,592	£528	6.8
WSRA WATER SERVICES REGULATION AUTHORITY	2	1,712	252	£903,498	£3,592	£528	6.8
Grand total	879	2,711,782.83	303,229.17	1,512,398,225.26	£4,988	£558	8.9

Appendix J - Glossary

Organisations

AGO	Attorney General's Office	HMRC	HM Revenue & Customs
BEIS	Department for Business, Energy & Industrial Strategy	HMT	HM Treasury
BF	Border Force	HO	Home Office
CHAR	Charity Commission	LOD	Law Officers' Departments
CMA	Competition & Markets Authority	LR	Land Registry
CO	Cabinet Office	MHCLG	Ministry of Housing, Communities & Local Government
CPS	Crown Prosecution Office	MOD	Ministry of Defence (Civil)
DCMS	Department for Digital, Culture, Media & Sport	MoJ	Ministry of Justice
Defra	Department for Environment, Food & Rural Affairs	NHS	National Health Service
DfE	Department for Education	NIO	Northern Ireland Office
DfID	Department for International Development	NS&I	National Savings & Investments
DfT	Department for Transport	Ofgem	Office of Gas & Electricity Markets
DHSC	Department for Health and Social Care	OSECSS	Office for Standards in Education, Children's Services & Skills
DIT	Department for International Trade	OGP	Office of Government Property
DWP	Department for Work & Pensions	ONS	Office for National Statistics
ECGD	Export Credits Guarantee Department	OPE	One Public Estate
FCO	Foreign & Commonwealth Office	ORR	Office of Rail & Road
FSA	Food Standards Agency	SO	Scotland Office
GAD	Government Actuary's Department	SFO	Serious Fraud Office
GLD	Government Legal Department	UKRI	UK Research & Innovation
GPA	Government Property Agency	VOA	Valuation Office Agency
HMCTS	HM Courts & Tribunals Service	WO	Wales Office
HMPPS	HM Prison & Probation Service	WSRA	Water Services Regulation Authority

£/FTE

Cost per person calculated as total operating cost divided by total FTE staff.

£/m²

Cost of space calculated as total operating cost divided by total usable square metres (NIA).

Beyond Whitehall Programme

The Whitehall Campus will create a smaller and more efficient central London estate, concentrated around a single campus of buildings in Whitehall with flexible working space, shared services and, where the work is not security sensitive, integrated security systems - including a common access pass.

Central Estate

The Central Estate is made up of the 'core' property holdings of organisations from the Civil Estate. Formerly referred to as the mandated estate.

Civil Estate

The Civil Estate comprises the properties (buildings and land) used to deliver government activity that are owned, leased or occupied by government organisations, including ministerial and non-ministerial departments, executive agencies and executive NDPBs.

The Civil Estate does not include the operational NHS estate, the Foreign and Commonwealth Office (FCO) overseas estate, the Department for Environment, Food and Rural Affairs (Defra) rural estate, the Ministry of Defence (MOD) military estate or public corporations.

Climate Change Act 2008

Two key aims of the Act are to:

- Improve carbon management and help the transition towards a low-carbon economy in the UK; and
- Demonstrate strong UK leadership internationally and signal that the UK is committed to taking its share of responsibility for reducing global emissions.

You can find the Climate Change Act 2008 at www.legislation.gov.uk

Cost efficiency

A measure of the cost of occupancy: the sum of rent (or rental equivalent for freehold buildings), rates and other charges (service charge, repair and maintenance, security, cleaning and utilities).

EPC

Energy Performance Certificate. Required as part of the Energy Performance of Buildings Directive (EPBD). EPCs are required for all buildings (domestic and non-domestic), when constructed, sold or rented. There are some exemptions, e.g. buildings used as places of worship. EPCs are valid for 10 years. The EPC records how energy efficient a property is as a building, using an A-G rating scale (A being the most efficient and G the least).

e-PIMS

Electronic Property Information Mapping Service. e-PIMS is the central database of government's Civil Estate properties and land. It is mandatory for all government departments (including non-ministerial departments) and their executive agencies, arm's length bodies and NDPBs to capture and maintain their property information on e-PIMS. It also covers property-related activities for the devolved administrations and for some parts of the public sector outside central government, as well as the collection of sustainability data.

Holding

Holding is the basic legal unit of real estate, for example a leasehold agreement with a landlord or a freehold property title, at which points the liability for the costs sits.

KPI

Key Performance Indicator.

m²

Square metres, the measurement of estate size.

m²/FTE

Space per person measured as total square metres (NIA) divided by total FTE staff.

MOTO

Memorandum of Terms of Occupation. A type of license agreement for the sharing of accommodation between government organisations known as 'Crown Bodies'.

NDPB

Non-departmental public body.

NIA

Net internal area. NIA is the 'usable area within a building measured to the internal face of the perimeter walls at each floor level' (Royal Institution of Chartered Surveyors). It includes meeting rooms, kitchens, built-in cupboards, ramps and non-shared entrance halls.

Occupation

Refers to the organisation using space within a holding.

Operational ratings

Government's methodology for assessing the operational performance of buildings, i.e. annual emissions of CO₂ per m² arising from energy consumption, compared with a value that would be considered typical for the particular type of building. The operational rating is a numerical indicator of the amount of energy consumed during the occupation of the building over a period of 12 months, based on meter readings.

PFI

A method of providing private finance, introduced in 1992, for the building of public infrastructure assets, and the delivery of services linked to the asset.

Portfolio

A collection of similar use property owned and leased by the Government in connection with delivery of its services.

Property

A separately identifiable unit of real estate. In this report, we use the word ‘property’ to refer to the geographical location of a site.

Property Function

The property function exists to support the delivery of central government services. Around 5,000 people are employed in the function across government, managing a central estate valued at around [£58] billion, and a wider government estate valued at around £440 billion working towards delivering the Government’s Estate Strategy.

Smarter working

An approach to organising work that aims to drive efficiency and effectiveness in achieving job outcomes through a combination of flexibility, autonomy and collaboration, in parallel with optimising tools and working environments for employees.

Top quartile commitment

A commitment to procure buildings in the upper quartile of energy performance. Originally announced in the Energy Efficiency Action Plan 2004, it is now a requirement of the Climate Change Act 2008.

Total annual operating cost

The total net cost of operating the property estate reported in The State of the Estate includes annual property occupation costs, building operation costs, business support costs, property management costs, utilities and capital charges. Income from subletting and charged for use of facilities are subtracted from the total expenditure to give the total annual operating cost.

For the purposes of office benchmarking, costs include a notional rental value for freeholds, based on a proxy market rental for that location, in order to make comparisons. Central cost information provided in Appendix E does not include a notional rent for freehold properties.

