

# Ministry for Housing, Communities and Local Government (MHCLG)

## Strategic Asset Management Plan - Executive Summary

### **Key Statistics**

	Outturn for FY 18/19	
	MHCLG Admin Estate	Regional Control Centres
<b>Total estate running cost (annual, gross)</b>	£41.0 million	£16.56 million
<b>Holdings (number)<sup>1</sup></b>	19	9
<b>Floorspace (buildings) gross holding sq m</b>	53,868	22,466 <sup>2</sup>
<b>Floorspace (buildings) MHCLG net occupation sq m</b>	17,363	0
<b>Staff number (FTE)</b>	2021	0
<b>Locations</b>	17	9

### **Our Business**

MHCLG aims to help create great places to live and work across the country and to back communities to come together and thrive.

### **Our Objectives**

We will:

1. Deliver the homes the country needs
2. Make the vision of a place you call home a reality
3. Support local government to deliver high quality services with sustainable finances
4. Create strong communities, socially, economically and a sense of place
5. Secure effective support for those affected by the Grenfell Tower disaster, delivering the changes this tragedy demands and ensuring people are safe and feel safe within their homes
6. Support a smooth exit from the European Union
7. Make MHCLG an even better place to work

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<sup>1</sup> Excludes freehold sites due to their unique non-office operation

<sup>2</sup> There are 3 RCC's with unknown building sizes, for these an average was assumed from the others which equated to 2,808 sq m per site

## ***Our Estate***

The MHCLG office estate is spread across England and comprises 19 offices in 17 locations providing support to the administrative functions of the Department. Seven of our offices are leasehold. Each of these leasehold properties is wholly or partly sub-let through Memorandum of Terms of Occupation (MOTOs) with other government departments. We occupy the remaining 12 office properties under the terms of MOTOs with other government departments.

The Department has two freehold properties; the Queen Elizabeth Conference Centre in Westminster and New Burlington House in Piccadilly, occupied by 5 learned societies. In addition the estate includes 9 regional control centres; these are bespoke control centres held on long leases with low occupancy and substantial financial investment. The estate is managed by the MoJ Estates Directorate. Most significantly the MHCLG estate is forecast to transfer to the Government Property Agency (GPA) in 2019.

We continue to look at ways of consolidating our estate and reducing our office holdings. We plan to release at least one leasehold property during 2019 and also consider more efficient use of our existing space, aiming to reduce our space requirements throughout the year.

In the last 12 months MHCLG has achieved the following success with the management of their estate:

- 13% reduction in the cost per sq m
- 18% reduction in space per FTE
- 31% reduction in cost per FTE

In 2017-18 there were 10.45 sq m per FTE and this has been reduced to 8.56 sq m per FTE in 2018-19.

### **Planned changes, and how the Estate is going to act as an enabler in the delivery of department objectives.**

MHCLG is working to achieve the transfer and management of our general-purpose assets into the Government Property Agency ahead of the 2020 deadline.

MHCLG continue to develop a smarter working programme – building on our progress in 2018 our Smarter Working Team has made significant progress in delivering smart workspaces, supported by technology, and is looking to extend beyond our Marsham Street HQ.

MHCLG are supporting government's Industrial Strategy Places for Growth agenda to support the UK's economy by placing more Civil Service jobs outside London and the SE. The Department's management team is considering how, where and the extent of change holistically through the strategic corporate planning process. MHCLG is committed to being as ambitious as possible. The Places for Growth agenda fits with the department's core value: 'Understand the Local Picture and Use it to Shape the National Debate'. We will ensure that reaching across the country is part of the whole department. Consideration will be given to all roles and possible suitable locations. As an England only department, it is

likely that the spread of these roles will be limited to England. However, due consideration will be given to potentially moving roles into the other nations in the Union where appropriate, for example as part of the UK Shared Prosperity Fund agenda.

Our work around EU Exit has brought additional pressure on our office estate. Our smarter working approach has allowed us to make better use of our office space through the modernisation of our IT and introduction of our smarter workspaces to alleviate some of the pressure, but in addition have secured short term accommodation in London and Bristol. This additional space will be relinquished during the year as we further develop our smarter working delivery.

Through these activities we strive to continue to increase the efficiency of the department through improved use of professional processes, technology, and estates.

Homes England are an Arm's-Length Body of MHCLG and are undertaking a major overhaul of their estates strategy and are working in conjunction with Places for Growth and One Public Estate.

### ***Our Capability***

MHCLG have developed a strategy which we believe will equip our people with the environment, skills and experiences to thrive and grow. The majority of our estates capability is currently provided by MoJ's Estates Directorate. Our internal estates function was strengthened in 18/19 bringing in new resource to support our estates plans. With the transfer to the Government Property Agency (GPA) we are looking to ensure our Intelligent Client Function (ICF) is appropriately resourced and that we invest in ensuring we develop the professional skill required to work with GPA and to support our estate.