

Department for Transport (DfT)

Strategic Asset Management Plan - Executive Summary

Key Statistics¹

	Outturn for FY 18/19
Total estate running cost (annual, gross)	£135 million ²
Holdings (number)	1,184
Floorspace (buildings) sq.m	568,458
Land area (ha)	6,698
Staff number (headcount/ FTE)	18,245
Number of delivery bodies	23
<p>Locations - DfT and its delivery bodies hold property assets throughout the United Kingdom. The major centres where staff are located (with greater than c.500 staff) include, Birmingham, Bristol, Glasgow, Leeds, London, Manchester, Milton Keynes, Swansea, Swindon and York.</p>	
<p>Surplus asset disposal receipts of £316 million (excluding the £1.46 billion Network Rail arches portfolio sale) since 2015. These disposals had potential to support 5,567 housing units. During the same period DfT has unlocked land to enable construction of over 20,000 homes through release of land to enable access to other sites.</p>	

Our Business

DfT provides leadership of the transport sector. Our overall mission is to create a safe, secure, efficient and reliable transport system that works for the people who depend on it; supporting a strong, productive economy and providing the jobs and homes people need.

We work with national, regional and local bodies and private sector partners, to support the transport network that gets people and goods travelling around the country. We plan and invest in transport infrastructure to keep the UK on the move.

DfT is a ministerial department, supported by 23 agencies and public bodies and employing c18,245 staff across the departmental family.

¹ These property statistics are based on data for the DfT and its delivery bodies held on the government's central estate database: e-PIMS

² For 2017/18; 2018/19 not yet available

Our main property objectives in support of our Single Departmental Plan³ are:

- Support Operational Requirements into the future
- Release Land for Housing
- Support Regional Growth
- Ensure Safety & Security
- Deliver a Sustainable, Efficient & Effective asset base

Our Estate

The diverse nature of DfT operations require the department, its Agencies and Sponsored Bodies to hold a complex range of assets in order to facilitate the delivery of public services and transport infrastructure.

Our delivery bodies have financial and business incentives to rationalise their property holdings which have facilitated a significant reduction in the size and cost of the DfT estate leading to increased efficiency. The drive by DfT Bodies to adopt and embrace new technologies is likely to lead to further cost effectiveness

The main elements of the DfT Estate and the main holding bodies are:

- DfT (Central): Headquarters: Great Minster House, Ashdown House, Government Car Service, Marine, Air and Rail Accident Investigation Branches,
- Civil Estate Offices: DVLA, DVSA, Vehicle Certification Agency, Independent Commission for Civil Aviation Noise and British Transport Police Authority,
- Operational Estate: HS1, HS2, Waterloo International Terminal, Maritime and Coastguard Agency, International Maritime Organisation, Transport Focus, Highways England, LCR Ltd, East West Rail Ltd and Network Rail
- Non-Core Surplus (to be disposed of): Highways England, LCR, Network Rail and Historical Railways Estate,
- Peripheral: General Lighthouse Authority, Civil Aviation Authority and Office of Rail and Road.

DfT Group Property is fully engaged with the Office of Government Property and Government Property Agency on key pan-governmental strategic initiatives including; the Government Hubs Programme, Whitehall Campus, the Public-Sector Land Programme, Places for Growth and One Public Estate.

Across the DfT family we are operating an office estate with an average floor area of 8.7 sq.m per full time equivalent person (FTE) as at March 2018. We continue to pursue further efficiencies in this area including a transformation of our head office, Great Minster House, to provide modern, flexible office accommodation which supports smarter working at around 5 to 6 m² per FTE.

The department sees the value of relocating civil service and Arm's-Length Bodies (ALBs) roles and activities out of London into the regions and nations of the UK as part of the Places for Growth Programme. The department will continue to work with Cabinet Office through the spending review to consider the types of roles and activities that might be carried out from locations other than our main London estate.

³ Available at:

<https://www.gov.uk/government/publications/department-for-transport-single-departmental-plan/department-for-transport-single-departmental-plan--2>

Some examples of major estate related programmes across the DfT family include:

1. Property Acquisitions in relation to the construction of the High Speed 2 railway,
2. Involvement in major rail related regeneration projects at Euston, Waterloo International, Stratford and Ebbsfleet,
3. Development of the Axis site in Birmingham,
4. The Public Sector Land Programme which is expected to deliver disposal of land to support c. 10,000 housing units by 2020 with land for a further 5-10,000 units in the pipeline for the future. The majority of the land in the future pipeline is of medium-high and high risk, with about 1,000 units at a medium-low risk reflecting the complexities of developing operational transport land.

Our Capability

The DfT Group property team includes a high proportion of MRICS property professionals providing advice and assurance to assist in the delivery of departmental policy, such as HS2, Rail and Roads.

In addition, we have access to further capability through LCR which is DfT's wholly owned property development company, taking the lead on regenerating complex transport linked sites and providing a management and assurance service to DfT. LCR already work closely with Network Rail and are conducting a strategic review to determine how they can further deploy their capacity across the DfT estate.

Our other ALBs hold their own property capability as necessary with our Group Property Operating Model, DfT Facilities Management Board and operational sustainability functions working across the DfT family to facilitate close co-operation.

Our Strategic Asset Management Plan property objectives are complemented by the following main enablers:

- A capable, expert & engaged team
- Accurate & reliable data
- Effective governance

The DfT Group Property team is already in a good position in respect of these enablers through our professional team, our programme of data management improvement across the DfT family (including the introduction of new asset management software) and our use of established departmental governance routes.

We are fully involved in cross-government capability-building initiatives including improved estate data management and further development of the Government Property Profession.