



Government  
Property  
Function



Cabinet Office

# Government Estate: Annual Data Publication

2022-2023



# Government Estate: Annual Data Publication, 2022-23

This publication contains the information available as at 20th December 2023. This is a final publication of Government Estate data relating to 2022-23 and supersedes the provisional version published on 21 December 2023. The report covers the period 2020-21 to 2022-23.

# Purpose of this publication

## Introduction

The purpose of this publication is to provide an overview of Government Estate Portfolios for the year ending 31 March 2023, and the previous two years. In addition it will support publications such as the annual State of the Estate report by providing data on which it can deliver requirements under the Climate Change Act 2008<sup>1</sup>.

It is composed of this report (this document) as well as an accompanying set of data tables which are available on Gov.uk alongside this report. The aim of this report is to enable readers to understand the context of portfolios, data collection and analysis methodology and its limitations. This report also contains summary tables and charts with commentary.

The report and data tables should be considered in conjunction with each other. Readers should not interpret the data tables in isolation without reviewing the context and data limitations in this report.

## Summary

Across the Government Estate Portfolios, this report provides a summary of:

- Size and composition of the portfolios
  - Number of assets
  - Size
- Running of the portfolios
  - Value
  - Cost
  - Acquisitions
  - Disposals

## Key definitions

**Property:** Real estate in a known ownership, with legal title. (In this report 'a property' is a unit of real estate identifiable by boundaries and a geographical location.)

**M<sup>2</sup>:** Square metres

**Portfolio:** A collection of property assets. (Government Property Portfolio – assets in the same or similar use held by the Government in connection with delivery of public services.)

**Built Asset(s):** The definition of a built asset can vary between reporting organisations. A built asset might refer to a building or a group of buildings (but not to infrastructure or land with no buildings). The number of built assets in one portfolio might represent the number of buildings, but in another the approach might be different: for example a prison may comprise one building or multiple buildings, schools have generally counted built assets as whole schools and defence establishments have enumerated individual buildings.

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<sup>1</sup> Appendix A of this report gives an extract of requirements under the Act. The full [Climate Change Act 2008](#) can be found at GOV.UK.

**Land Asset(s):** Land that is either not developed or if previously developed is no longer substantially occupied by buildings. Land assets vary from land for development to agricultural land, woodland, nature conservation, sand dunes, lakes and flood mitigation.

**Space:** A space is a unique definable area within a property. This can be an area of floor space or land.

**Freehold:** This is more or less absolute ownership.

**Leasehold:** A temporary ownership linked to a length of time (e.g. 99 years), but still giving 'exclusive possession' to a tenant for that period.

**Private Finance Initiative:** A Private Finance Initiative (PFI) is a long-term contract between a private party and a government entity where the private sector designs, builds, finances and operates a public asset and related services. In a PFI contract the private party bears the risks associated with construction and maintenance and management responsibility, and remuneration is linked to performance.

**Value:** In this report, this refers to the value of the freehold estate excluding any leasehold (except where an asset is a virtual freehold and has been acquired through an up front capital payment and where only a minimal peppercorn rent/ground rent/service charge is paid). Further detail is provided in the data collection and methodology section below.

**Cost:** The cost to the Government of running the Estate.

**Acquisitions:** Properties which became part of the Government estate through ownership or contractual agreements.

**Surplus Area:** Surplus area is defined as the area of assets no longer required by the organisation that are available for disposal/sale.

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# Government Portfolio Overview

## 1.1 Introduction to Portfolios

The Government estate is made up of land and property owned or occupied by central government departments, executive agencies, executive non-departmental public bodies and government companies. This publication captures information on the operational and administrative estate which includes offices, galleries, museums, railways and roads, Defence, NHS and Prisons; and parts of the public sector estate such as schools.

This publication categorises the estate into a series of portfolios, some for the delivery of direct public services including schools, the health service, courts and tribunals, the probation service, prisons, jobcentres and cultural assets; others support government activity in the public interest, including the defence estate, science, offices, logistics and storage and other land. These are described in the table below:

**Table 1: Government Property Portfolios**

	<b>Portfolio Description</b>
Courts and Tribunals	Operational courts and tribunal buildings including any associated space used as administrative buildings and/or storage sites.
Cultural assets	Museums (including front of house and back office estate where relevant), galleries, libraries, cinemas, including art storage, where relevant.
Defence	Property assets and land from which the Ministry of Defence (MOD) lives, works, trains, operates and deploys military capability. The Defence portfolio also includes maritime, airfield, rail to support and enable Defence operations and the overseas defence estate.
Health	NHS Trust hospitals (secondary care), health clinics and community hospitals (primary care) and residential and care facilities (other).
Infrastructure	Transport, energy, digital (telecommunications), waste, wastewater and sewage, and flood defences.
Jobcentres	Jobcentres and assessment centres.
Land	Land that is not directly associated with buildings, which includes (but is not limited to) training land, nature conservations, woodlands and lakes. The land portfolio excludes land related to the defence estate which is reported under the Defence portfolio.
Logistics and storage	Includes but is not limited to document stores, fuel testing barns, salt barns, vehicle depots, motorway service compounds.
Office	Offices include front of house, HQ, service supporting and serviced offices and IT/data/call centres. It does not include public facing office accommodation that is ancillary to the primary purpose of that building (e.g. a school, prison, jobcentres etc).
Overseas	All assets outside the UK.
Prisons	Prisons, prison officer's quarters and other associated buildings.
Probation	Probation centres, contact centres and approved premises.
School	State funded primary and secondary schools, sixth form colleges, including academies, maintained nurseries, special schools and alternative provision. The scope of this report includes data on the number and floor area of state funded schools and the value and academy premises costs of academies only. All DfE data are reported on an academic year basis that are different to financial years. They run one year behind for the periods September to August each year.

	Portfolio Description
Science	Laboratories, science sites and research facilities.
Remaining Estate	All assets which cannot be categorised into the above portfolios or where a breakdown of the estate is not available.

## 1.2 Estate Summary

The Estate Summary shows a snapshot view of all portfolios. This publication contains revised figures where organisations have made changes to their previously reported data.

Figure 1: Estate Headline Data

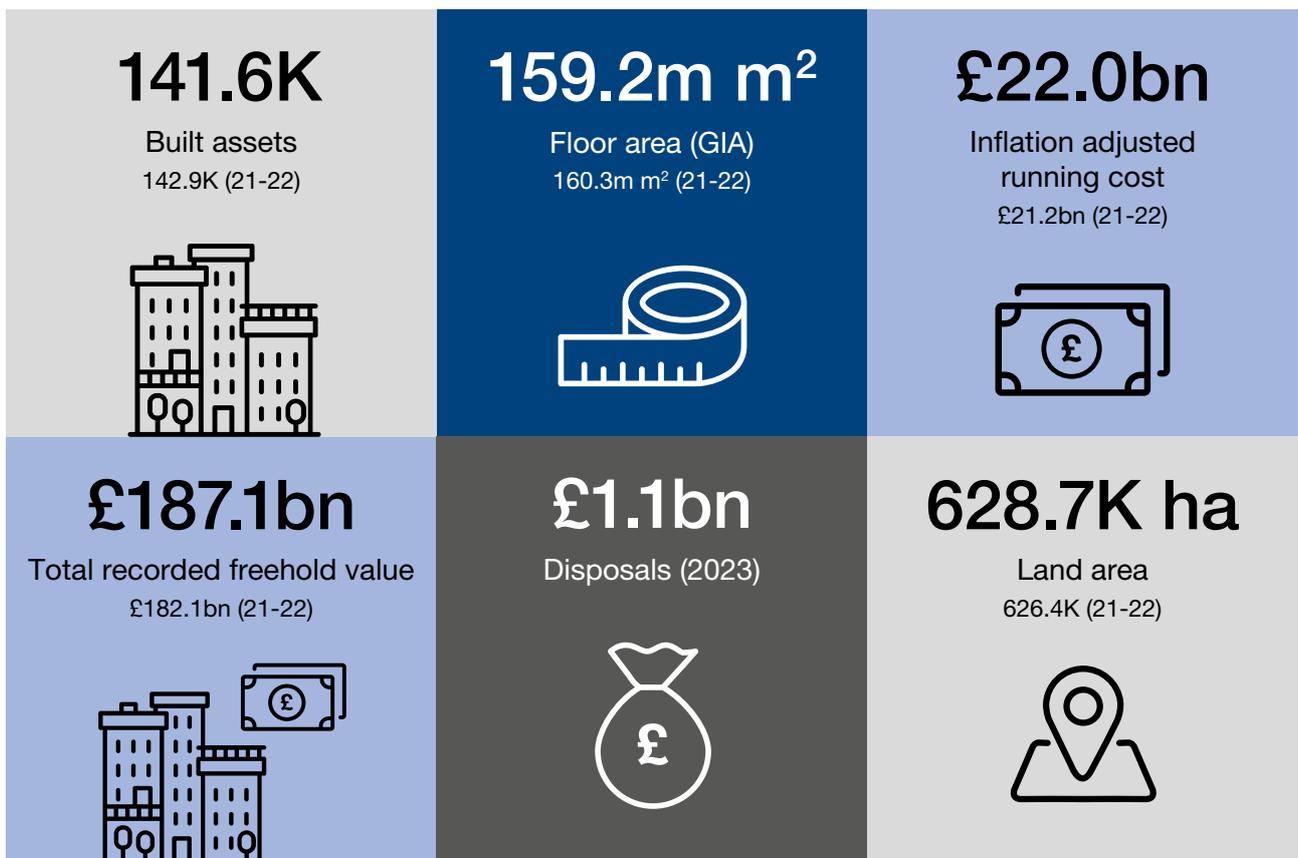


Table 2: Estate Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Number of Assets</b>		<b>Number</b>	<b>166.3k</b>	<b>165.5k</b>	<b>164.7k</b>	<b>-0.5%</b>
	Built Assets	Number	143.7k	142.9k	141.6k	-0.9%
	Land Assets	Number	22.6k	22.6k	23.1k	1.9%
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>157.2m</b>	<b>160.3m</b>	<b>159.2m</b>	<b>-0.7%</b>
	Freehold	m <sup>2</sup>	132.9m	130.9m	129.6m	-1.0%
	Leasehold	m <sup>2</sup>	11.6m	12.3m	12.4m	0.6%
	PFI (k)	m <sup>2</sup>	8.7m	12.2m	12.2m	-
	Other	m <sup>2</sup>	4.0m	4.9m	5.0m	1.5%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>697.5k</b>	<b>585.2k</b>	<b>592.8k</b>	<b>1.3%</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>830.0k</b>	<b>673.3k</b>	<b>-18.9%</b>
<b>Land Area</b>		<b>ha</b>	<b>627.1k</b>	<b>626.4k</b>	<b>628.7k</b>	<b>0.4%</b>
<b>Surplus Land Area (b)</b>		<b>ha</b>		<b>719</b>	<b>261</b>	<b>-63.8%</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>177.3bn</b>	<b>182.1bn</b>	<b>187.1bn</b>	<b>2.8%</b>
<b>Total Running Cost (d) (i)</b>		<b>£</b>	<b>20.9bn</b>	<b>21.2bn</b>	<b>22.0bn</b>	<b>3.9%</b>
	Annual Rent for leaseholds (d)	£	2.5bn	2.4bn	2.3bn	-4.4%
	Annual Rates	£			1.1bn	
	Security Costs	£			441.7m	
	Soft FM	£			6.1bn	
	Hard FM (e)	£			3.8bn	
	Other Costs	£			6.6bn	
	Academy Premises Costs	£			1.6bn	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>5,735</b>	<b>5,714</b>	<b>6,198</b>	<b>8.5%</b>
	Number of Buildings EPC A-C	Number	2,315	2,504	2,721	8.7%
<b>New acquisitions (f)</b>		<b>Number</b>			<b>284</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>306</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>1.1bn</b>	

For further information on Table notes, please refer to Appendix D at the end of this document.

Note: For the school portfolio DfE collects data on the academy premises costs with what Trusts report in their own Annual Reports and Accounts to avoid adding additional reporting burdens to the sector. This data provides an accurate assessment of these costs but does not allow analysis into the categories included here.

In 2022-23 the number of built assets across the estate decreased by 0.9% to 141,600. This decrease was driven primarily by property exits and demolitions within the defence estate. Land assets increased by 1.9% to 23,100. The Defence portfolio accounts for 49.5% of the increase as a result of the Defence Infrastructure Organisation (DIO) Accommodation Capital Purchase Programme. The Department for Environment, Food and Rural Affairs (Defra) accounted for a further 28.0%.

In 2022-23 the value of the estate was £187.1bn, seeing an increase of 2.8% from 2021-22. The Defence and Health estates reported increases were attributable to structural realignments across the Health portfolio, as well as the impact of inflation and market changes across Defence. £3.2bn of the increase in value was a result of schools previously out of scope of this report, being classified as academies and as a result, now in scope.

The Office portfolio's current value is 20.7% below the 2021-22 baseline, this is a reflection of market and economic uncertainty over the past 12 months. This has impacted the overall valuation of the government office estate. In addition to economic uncertainty, NHS Property Services (NHSPS) reported that the reduction in the value of their office estate (accounting for around a fifth of the overall reduction in Office portfolio value), can be predominantly attributed to the NHSPS remit to repurpose or dispose of vacant space held by health providers in order to reinvest into the health estate.

The running cost of the estate increased by 3.9% (0.8bn) to £22.0bn over the same period. Key contributing factors include the increased cost of energy and impact of inflation across the estate. The Health portfolio accounted for 80.5% of the increased costs and is inter-alia attributable to an increase in the number of patients passing through the NHS estate (an increase of 1.7m from 2021-22), which directly impacts facilities management costs such as cleaning, catering, portering and linen and laundry. Other contributors include the School portfolio, where previously out of scope academy premises costs are now in scope of the report due to increase in the number of schools classified as academies.

Surplus floor area across the estate reduced by 18.9%, this was primarily due to a number of Network Rail sites with surplus space in the office portfolio closing during 2022.

In 2022-23 there were 306 disposals from eight departments. The total gross disposal receipts from confirmed unconditional sales amounted to £1.1bn.

**Useful Economic Life:** Broadly the residual life of a building – how long it could be expected to be used for.

# Government Portfolio Data Collection and Analysis Methodology

The data contained within this publication is collected to report on the Government Estate. The key aspects of data collection and analysis methodology are provided below.

## 2.1 Data Collection

### Data Commission

From 2020-21, the Office of Government Property (OGP) expanded the data collection from the small general purpose or the central civil estate<sup>2</sup> (primarily offices) to the whole of the government estate. The expansion was enabled by data commissioned at an aggregated portfolio level on all of the Government Estate. Data is commissioned from central government departments, executive agencies, executive non-departmental public bodies and government companies. 139 organisations were approached for data in 2022-23.

The following data were collected through the commission for 2022-23:

- Aggregate data, as contained in the accompanying data tables, for for each portfolio, in each organisation
- Revisions to previous year's data if relevant

### Acquisitions

Previous data collection on new acquisitions of property into the estate have not included information on the portfolio into which they are categorised. In 2022-23, this data has been collected and is presented in this report.

### Disposals

Property disposal data is collected outside of the above commission as part of the OGP Disposals Programme. Summary data on unconditional sales in 2022-23 is aggregated at portfolio level for presentation in this publication.

### Scope

Most portfolios cover central government managed property throughout the United Kingdom and overseas. Estates managed by the Devolved Administrations are out of scope.

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<sup>2</sup> The general purpose estate refers to property owned or occupied by Central government departments, executive agencies, executive non-departmental public bodies (NDPBs), Government Companies. It comprises non-specialist and administrative estates/buildings that could be reused by all departments.

## 2.2 Quality Assurance

The OGP set the standard of reporting supported by the Property Data Standard.<sup>3</sup> OGP implements a variety of methods to assure data, as outlined below:

- All data must be cleared and confirmed as accurate within the data owning organisation.
- OGP conducts validation checks on data received to identify inconsistencies or material year-on-year changes which are questioned and resolved through discussion with the data owning organisations.
- OGP ensures, through tools such as Cross-Government Data Governance and FAQs, that methods, processes and practices are consistent as far as practicable.

## 2.3 Data Analysis

### Inflation Adjustments

The previous years' Running Costs, and its individual components, have been adjusted for inflation in line with services producer price inflation deflators<sup>4</sup> as at March each year. (Asset) values have not been inflation adjusted as explained below.

**Services producer price inflation:** Estimates monitoring the changes in prices charged for services provided to UK-based customers for a range of industries.

**Price nominal:** The monetary price of a good or service.

**Real terms:** The value of a good or service taking into account the impact of changes over time i.e. inflation.

### Freehold (Asset) Values

Freehold property assets are valued on different bases, outlined below:

- Depreciation Replacement Cost (DRC)
- Existing Use Value (EUV)
- Market Value (MV)
- Other – UK Estate
- Other – Non-UK estate

**DRC:**<sup>5</sup> The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation.

<sup>3</sup> [Government Property Data Standard](#)

<sup>4</sup> [Services producer price inflation](#)

<sup>5</sup> [RICS Valuation – Red Book](#)

**EUV:**<sup>6</sup> The estimated amount for which a property should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion, assuming that the buyer is granted vacant possession of all parts of the asset required by the business, and disregarding potential alternative uses and any other characteristics of the asset that would cause its market value to differ from that needed to replace the remaining service potential at least cost.

**MV:** The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

To provide a high level estimate of total value, estimates of different types have been aggregated, so that the total value is an approximation that reflects the limitation of this approach. Assets under construction are not included. On account of the different valuation methods that do not always represent market value, this has not been adjusted for inflation.

In 2022-23 refreshed guidance was issued on reporting total value highlighting that only value of freeholds should be captured. Leaseholds are to be excluded (except where an asset is a virtual freehold and has been acquired through an up front capital payment and where only a minimal peppercorn rent, ground rent, or service charge is paid). This guidance enables a more representative measure of value from an efficiency perspective. Prior to 2022-23 long lease assets, where these exist, have had their values included in the value of the portfolio.

## Floor area measurement

Floor area measurements are presented according to the portfolio they belong to, outlined below:

1. Office and jobcentre portfolios: Measurements are in square metres (m<sup>2</sup>), Net Internal Area (NIA).
2. Defence portfolio: in m<sup>2</sup>, Gross External Area (GEA).
3. All other portfolios: in m<sup>2</sup>, Gross Internal Area (GIA).

**GIA:**<sup>7</sup> Gross Internal Area is the area of a building measured to the internal face of the perimeter walls at each floor level.

**NIA:** The usable area within a building measured to the internal face of the perimeter walls at each floor level.

**Usable Area:** An area is usable if it can be used for any sensible purpose in connection with the purposes for which the premises are to be used.

**GEA:** Gross External Area is the area of a building measured externally at each floor level.

The Office and Jobcentre portfolios capture floor area in NIA as this was deemed to be the most common basis of measurement for property of this nature that allows for an accurate calculation of costs per usable m<sup>2</sup> of premises. For other portfolios GIA was deemed to be the most commonly used basis of measurement. The Defence estate floor area is collected by the MOD

<sup>6</sup> RICS Valuation Standards – 1st Edition

<sup>7</sup> RICS – Code of Measuring Practice

on a property level basis (rather than individual building level), gross external area was a more appropriate measure.

Where measurements were provided within the portfolios in other measurement types, for example, if GIA was provided for an office, they have been converted to the relevant measurement using the Employment Density Guide.<sup>8</sup> Data conversions are approximate (as precise factors do not exist).

- from GIA using a 75% ratio to calculate NIA
- from GEA reducing figures by 5% to calculate GIA

In 2022-23, 3% of total area was converted using a conversion factor. No conversions took place on the defence portfolio or Jobcentre portfolios, 13% of Office floor area were converted and 3% of all other portfolios.

Floorspace or land area associated with ancillary activities will usually be included within the main portfolio, for example back of house workshops or offices associated with a museum are included within the cultural assets portfolio.

The new Government Property Data Standard<sup>9</sup> recommends use of the International Property Measurement Standard (IPMS)<sup>10</sup> when measuring floor space. All new surveys are expected to follow IPMS. Recording to the old standards (generally Com6 -Net Internal Area, Gross Internal Area, etc.) is still permitted, however it is recommended to move to IPMS as soon as is practicable. In the meantime, adjustments have to be made for the aggregation of different types of measurement data.

## Running Costs

This is the total external to government cost of the lease or freehold and is the sum of the following:

- Rent
- Rates
- Total Operational Costs:
  - Service charge
  - Soft FM
  - Hard FM
  - Security cost

Property across the estate held as freehold will not have an associated rent cost, whereas leasehold property will report a rental cost.

## Disposal proceeds

Disposal information from 2022-23 is collected through the Efficiency and Disposal programme in OGP. These reflect gross capital receipts from the sale of land and property at the point where the sale is considered unconditional. An unconditional sale receipt is one received at the point of exchange of an unconditional contract, or at the date when all conditions in a conditional contract have been met – for example the grant of planning permission. This method aligns with that used for the previous Disposals and Public Sector Land Programme that ran between 2015 and 2020.

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<sup>8</sup> [Employment Densities Guide](#)

<sup>9</sup> [Government Property Data Standard](#)

<sup>10</sup> [IPMS](#)

A wider definition for recording receipts from disposals was used in 2021 and 2022 when the Disposals programme was not active. This wider definition permitted exits from leasehold properties, and as such the data on government disposals is not directly comparable between 2022-23 and the previous two years. Previous years' data are therefore not presented in this report.

## Impact of IFRS16

The IFRS 16 accounting standard for leases has been adopted by departments from 1 April 2022.<sup>11</sup>

Under this standard, leases are recognised as assets and a capital liability is introduced to offset that asset.

This report will support the State of the Estate report, which provides an assessment of the progress made in the year towards improving the efficiency of the government estate. This is more appropriately measured by annual cost. For the same reason, valuation estimates in this report exclude the leasehold estate (except where an asset is a virtual freehold and has been acquired through an up front capital payment and where only a minimal peppercorn rent/ground rent/service charge is paid).

Therefore, the valuation and costs that are subject to IFRS16 in annual financial accounts may be different to those in this report.

## Cost Breakdown Estimates

In a limited number of portfolios, the provided data included overall running costs but a detailed breakdown was incomplete or not available. Consequently, the cost breakdowns were estimated using the average proportional distribution of costs observed in returns with similar characteristics.

Specifically, this was done by grouping based on portfolio and tenure type and calculating the average proportion of the total running cost attributed to each sub-category of costs. These calculated breakdown proportions were subsequently applied to the total running costs of returns with unavailable breakdowns. In this application, it is assumed that portfolios of the same type and tenure are likely to exhibit similar cost breakdowns. For instance, leasehold offices are expected to have a substantial proportion of their total running cost attributed to rent, irrespective of the department. In cases where estate stratification resulted in groups too small for robust estimation, the calculated proportions were based solely on matching tenure type.

For incomplete portfolios, with only partial cost breakdowns provided, the same estimation strategy was applied for the missing data.

The estimated running cost breakdowns comprise only 0.08% of the estate's total running costs. Organisations and portfolios for which estimates have been applied are presented below:

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<sup>11</sup> Consolidated Budgeting Guidance, [supplementary IFRS 16 budgeting guidance](#)

Organisation	Portfolio Type
CO Residual Estate	Remaining Estate
DCMS National Museums Liverpool	Cultural Assets
DCMS National Museums Liverpool	Remaining Estate
DCMS Sport England	Remaining Estate
Defra Forestry Commission	Logistics and Storage
DLUHC Central (non-GPA assets)	Cultural Assets
UKAEA	Logistics and Storage
DfT National Highways	Land
DfT Central	Science
DfT Central	Logistics and Storage
DfT Central	Offices

## Notes on Particular Portfolios

### Defence

The Defence estate is a mixed portfolio including offices, storage and technical facilities, residential, land and aspects from other portfolios in which the MOD lives, works, trains, operates and deploys military capability; many defence establishments are of mixed use. The defence estate additionally has its own security considerations regarding the usage of the estate. In this report no detailed breakdown of the defence estate on a detailed portfolio basis is made.

### Schools

The schools portfolio covers government funded educational establishments providing nursery, primary, secondary phase education, and some further education establishments, which were included in the Department for Education Condition Data Collection (CDC) programme. The exceptions are privately owned and operated nursery schools that did not share their buildings with schools.

The DfE is not the custodian of the school estate and does not collect a full dataset on land ownership. The responsibility of the school estate is devolved to responsible bodies (RBs) depending on the type of school, who have the legal responsibility for the land and buildings and to those bodies and others who may hold the freehold or leasehold interest in the land or hold it on trust.

The school portfolio uniquely relies on data which is published by the Department for Education (DfE). The Condition Data Collection (CDC) programme supplements commissioned data to provide information on the number of school buildings and the floor area. The CDC is a 5 yearly programme and data sourced from CDC within this report is updated at that frequency.

Costs figures come from the Academies Consolidated Annual Report and Accounts.<sup>12</sup>

### Land

The land portfolio does not include land associated with a building or buildings (and so cannot be developed). This approach to the way land is reported was adopted from 2021-22. In earlier reporting periods land assets associated with buildings, even where this land could not be developed, were captured under each portfolio as distinct land assets, from 2021-22 this kind of land although still associated with each relevant portfolio are not recorded as separate

<sup>12</sup> DfE Consolidated Annual Report and Accounts

land assets. This change was introduced as a part of continuous improvements, to improve consistency in land asset reporting. Land assets have been measured in ha.

## Infrastructure and Overseas Portfolios

The infrastructure and Overseas portfolios were newly introduced in the 2021-22 State of the Estate report.<sup>13</sup> The infrastructure portfolio was previously reported as part of the Land and Remaining Estate portfolios. The overseas portfolio was not previously reported as part of any other portfolio. These changes represent continuous improvement in measuring the estate.

## Making Comparisons between and within portfolios

As the methodology of data collection and analysis varies between portfolios inter portfolio comparison is subject to these methodologies. When making comparisons across portfolios the following should be noted:

- The number of built assets in one portfolio might represent the number of buildings, but in another the approach might be different: for example a prison may comprise one building or multiple buildings, schools have generally counted built assets as whole schools and defence establishments have enumerated individual buildings.
- Floor area measurement type is captured on different bases across portfolios as detailed in the *Floor Area Measurement* section above.
- Freehold property assets are valued on different bases (DRC, EUV, MV, Other). To provide a high level estimate of total value, estimates of different types may be aggregated. However it should be noted that such totals are an approximation that reflects the limitation of this approach.

Year on year time series analysis of intra portfolio change is consistent, except where indicated in the individual portfolio sections.

The data presented in this report covers the period 2020-21 to 2022-23.

## 2.4 Revisions Policy

This publication contains revised figures each year where organisations have made changes to their previously reported data.

The reasons for the changes are:

1. Additional data: In case data is available, which was not available for previous publication, it is included.
2. Corrections: If corrections are made to previous years' data where these are subsequently found to be incorrect.

For the most up to date data, users should therefore refer to the latest publication.

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<sup>13</sup> [State of the Estate, 2021-22](#)

# Portfolio Reports

## 3.1 Courts and Tribunals portfolio

HM Courts and Tribunals Service (HMCTS) is an executive agency of the Ministry of Justice, and is responsible for the administration of criminal, civil and family courts and tribunals in England and Wales. HMCTS is also responsible for non-devolved tribunals in Scotland and works with an independent judiciary to provide a fair, efficient and effective justice system.

Figure 2: Courts and Tribunals Portfolio Summary



Table 3: Courts and Tribunals Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>362</b>	<b>366</b>	<b>360</b>	<b>-1.6%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>1.7m</b>	<b>1.7m</b>	<b>1.8m</b>	<b>2.6%</b>
	Freehold	m <sup>2</sup>	1.2m	1.2m	1.2m	0.8%
	Leasehold	m <sup>2</sup>	430.0k	429.7k	461.4k	7.4%
	PFI	m <sup>2</sup>	80.0k	79.6k	79.6k	0.0%
	Other	m <sup>2</sup>	60.0k	53.4k	57.8k	8.3%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>				
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>5.8k</b>	<b>5.8k</b>	<b>0.0%</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>3.2bn</b>	<b>3.4bn</b>	<b>3.4bn</b>	<b>1.0%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>465.2m</b>	<b>448.3m</b>	<b>375.7m</b>	<b>-16.2%</b>
	Annual Rent for leaseholds (d)	£	95.5m	96.5m	96.9m	0.5%
	Annual Rates	£			60.7m	
	Security Costs	£			61.8m	
	Soft FM	£			62.0m	
	Hard FM (e)	£			72.0m	
	Other Costs	£			22.4m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>13</b>	<b>11</b>	<b>30</b>	<b>-</b>
	Number of Buildings EPC A-C	Number	7	7	14	100.0%
<b>New acquisitions (f)</b>		<b>Number</b>			<b>1</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>2</b>	

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Disposal Proceeds (h)</b>		£			2.8m	

For further information on Table notes, please refer to Appendix D at the end of this document

The Running Costs of the Courts and Tribunals portfolio decreased in real terms by 16.2% from £448.3m in 2021-22 to £375.7m in 2022-23. This is due primarily to property exits during the year. Inflation adjustments accounts for £22.5m of the £72.6m decrease.

The number of buildings requiring an EPC has increased in 2022-23, this is due to data quality exercises being undertaken to enhance the EPC data quality.

## 3.2 Cultural Assets Portfolio

Twenty-three arm's length bodies (ALBs) occupied and cared for heritage and cultural assets that form part of the central government estate in 2021-22. The work of these organisations varies in scale from running museums based on one site comprising a heritage asset like the Museum of the Home to larger scale and multi-site institutions such as the Science Museums Group, Victoria & Albert Museum and the Tate.

Figure 3: Cultural assets Portfolio Summary



Table 4: Cultural assets Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Built Assets</b>		<b>Number</b>	<b>263</b>	<b>297</b>	<b>287</b>	<b>-3.4%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>1.6m</b>	<b>1.6m</b>	<b>1.6m</b>	<b>-1.1%</b>
	Freehold	m <sup>2</sup>	1.4m	1.4m	1.5m	3.6%
	Leasehold	m <sup>2</sup>	177.4k	178.8k	110.3k	-38.3%
	PFI	m <sup>2</sup>				
	Other	m <sup>2</sup>	20.6k	18.8k	17.2k	-8.3%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>				
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>				
<b>Freehold value (c)</b>		<b>£</b>	<b>5.4bn</b>	<b>5.7bn</b>	<b>5.9bn</b>	<b>2.3%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>121.4m</b>	<b>126.6m</b>	<b>152.9m</b>	<b>20.8%</b>
	Annual Rent for leaseholds (d)	£	5.7m	3.7m	6.7m	80.2%
	Annual Rates	£			15.8m	
	Security Costs	£			39.4m	
	Soft FM	£			46.6m	
	Hard FM (e)	£			33.9m	
	Other Costs	£			10.6m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>38</b>	<b>52</b>	<b>44</b>	<b>-15.4%</b>
	Number of Buildings EPC A-C	Number	8	11	13	18.2%
<b>New acquisitions (f)</b>		<b>Number</b>			<b>3</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>0</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>0</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

The 20.8% increase in running costs in 2022-23 is associated with a number of organisations. For the Victoria and Albert Museum, the completion of capital project works bringing additional assets into operational budgets, a rent review for an asset with a significant uplift in annual cost and an uplift in costs of materials & labour contributed to the increase; the British Library saw running costs increase compared to 2021-22 due to numerous factors including the cessation of rates relief for St Pancras during Covid-19, an increase in repairs particularly at St Pancras following Covid-19, a major Knowledge Centre rewiring project at St Pancras as well as substantial increases in electricity, gas and water costs; The Tate Moderns and Science Museums group also reported increases in running costs.

The increase in freehold floor area by 51,800 to 1.5 m m<sup>2</sup> in 2022-23 relates to a reclassification by DLUHC of a number of remaining estate assets (including the QEII conference centre) into the Cultural Assets Portfolio. Similarly, the decrease in leasehold floor area of 68,500m<sup>2</sup> to 110,300m<sup>2</sup> in 2022-23 is primarily due to the reclassification of two Tate Modern assets into the Logistics and Storage portfolio. These changes represent improvements to reporting rather than material changes in assets across the estate.

## 3.3 Defence Portfolio

The Defence portfolio encompasses all the property that the Ministry of Defence (MOD) uses for living, working and training accommodation, and for the deployment of military capability. As at March 2023, it comprised 95,750 built assets around the world. In addition to land that supports training, residential, office, education, storage and distribution facilities, the Defence portfolio also includes maritime, airfield and rail to support and enable Defence operations.

Figure 4: UK Defence Portfolio Summary

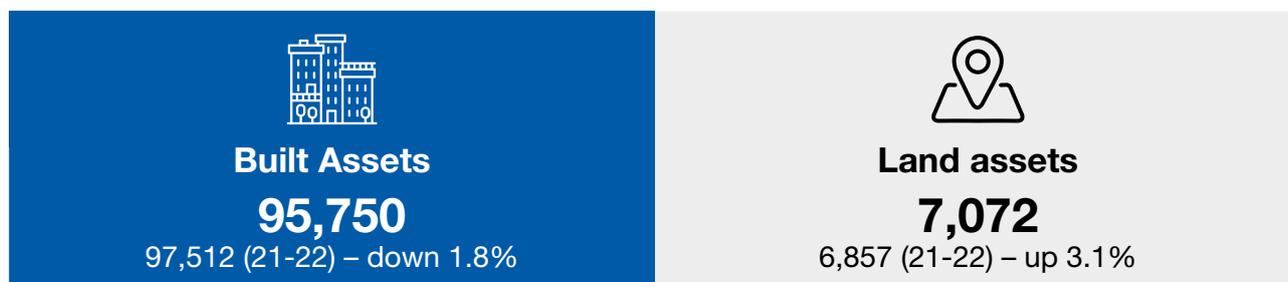


Table 5: UK Defence Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Number of Assets</b>		<b>Number</b>	<b>105,280</b>	<b>104,369</b>	<b>102,822</b>	<b>-1.5%</b>
	Built Assets	Number	98,497	97,512	95,750	-1.8%
	Land Assets	Number	6,783	6,857	7,072	3.1%
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>33.0m</b>	<b>35.7m</b>	<b>34.3m</b>	<b>-3.7%</b>
	Freehold	m <sup>2</sup>	28.9m	25.3m	24.1m	-4.9%
	Leasehold	m <sup>2</sup>	4.1m	4.0m	3.8m	-3.9%
	PFI	m <sup>2</sup>		3.8m	3.7m	-0.6%
	Other	m <sup>2</sup>		2.6m	2.7m	3.4%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>				
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>				
<b>Land Area</b>		<b>ha</b>	<b>344.3k</b>	<b>343.6k</b>	<b>343.5k</b>	<b>0.0%</b>
<b>Surplus Land Area (b)</b>		<b>ha</b>				
<b>Freehold value (c)</b>		<b>£</b>	<b>37.5bn</b>	<b>32.1bn</b>	<b>33.1bn</b>	<b>3.4%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>3.0bn</b>	<b>2.8bn</b>	<b>2.9bn</b>	<b>3.5%</b>
	Annual Rent for leaseholds (d)	£	45.4m	144.6m	142.3m	-1.6%
	Annual Rates	£			148.0m	
	Security Costs	£			127.0m	
	Soft FM	£			236.9m	
	Hard FM (e)	£			1.1bn	
	Other Costs	£			1.2bn	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Number of Buildings EPC A-C	Number	0	0	0	

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
	<b>New acquisitions (f)</b>	<b>Number</b>			<b>24</b>	
	<b>Number of Disposals (h)</b>	<b>Number</b>			<b>24</b>	
	<b>Disposal Proceeds (h)</b>	<b>£</b>			<b>65.1m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

The 1.8% reduction in the number of built assets in 2022-23 is due to a mixture of property exits and demolitions. The increase in the number of land assets by 3.1% over the same period is a result of the Defence Infrastructure Organisation (DIO) Accommodation Capital Purchase Programme.

## 3.4 Health Portfolio

Health services are devolved among the four nations of the U.K. Data for Health and Social Care Northern Ireland, NHS Scotland and NHS Wales (GIG Cymru) are not included in this report.

The health portfolio for England is presented here under three distinct categories: Community Health Services (primary care), NHS Trust hospitals (Secondary Care) and Residential and Care facilities. Separate administrative buildings are included within the Office portfolio, and laboratories science estate in the Science portfolio.

**Figure 5: Health Portfolio**

<b>Primary and community health</b>	NHS Property Services (NHS PS)
	Community Health Partnerships (CHP)
	NHS Blood and Transplant
<b>NHS Trust Hospitals (Secondary Care)</b>	<b>212</b> NHS Hospital Trusts, with <b>224</b> General acute hospitals
	<b>157</b> Specialist and Mixed service hospitals
	<b>247</b> Community hospitals (with inpatient beds) across <b>9,761</b> sites
<b>Residential and Health Care Facilities</b>	Residential care facilities
	Health education services

## Primary Care and Community Health

The primary care and community health portfolio is managed by three organisations: NHS Property Services (NHS PS), Community Health Partnerships (CHP) and NHS Blood and Transplant. They support primary care delivery through managing blood donor centres, health clinics and community hospitals.

**Table 6a: Primary care and community Portfolio Summary**

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>2.0k</b>	<b>1.9k</b>	<b>1.7k</b>	<b>-</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>2.1m</b>	<b>2.1m</b>	<b>1.4m</b>	<b>-</b>
	Freehold	m <sup>2</sup>	645.8k	636.1k	766.8k	-
	Leasehold	m <sup>2</sup>	1.4m	1.4m	482.2k	-
	PFI	m <sup>2</sup>	42.6k	59.8k	114.9k	-
	Other	m <sup>2</sup>	6.4k	1.4k	0.8k	-
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>73.5k</b>	<b>78.3k</b>	<b>42.6k</b>	<b>-</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>			<b>15.7k</b>	
<b>Freehold value (c)</b>		<b>£</b>	<b>4.1bn</b>	<b>3.9bn</b>	<b>3.1bn</b>	<b>-</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>645.2m</b>	<b>674.4m</b>	<b>204.3m</b>	<b>-</b>
	Annual Rent for leaseholds (d)	£	458.9m	437.8m	81.2m	-
	Annual Rates	£			20.1m	
	Security Costs	£			7.3m	
	Soft FM	£			-1.4m	
	Hard FM (e)	£			-1.4m	
	Other Costs	£			98.5m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>1,794</b>	<b>1,731</b>	<b>1,494</b>	<b>-</b>
	Number of Buildings EPC A-C	Number	931	933	785	-
<b>New acquisitions (f)</b>		<b>Number</b>			<b>9</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>3</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>10.4m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

The reduction of built assets within the Primary Care and Community portfolio is due to a reclassification of NHS Community Healthcare Partnerships into Residential and Health Care Facilities, representing an improvement in data classifications.

Assumptions are applied by NHS Property Services in order to report data at the sub-portfolio level (e.g. Primary Care and Community within the overall Health portfolio). Costs are allocated to the most appropriate sub-portfolios. Financial adjustments such as: manual journals which are required to reallocate agency soft FM staff costs from third party costs to staff costs, are reported at an aggregate level and allocated to the largest relevant sub-portfolio to which they apply. This has resulted in negative costs being reported against facilities management within this sub-portfolio. With the introduction of the Property Data Standard, work continues to improve reporting and bring greater consistency.

## NHS Trust Hospitals (Secondary Care)

The secondary care portfolio is made up of NHS Hospital Trusts, General acute hospitals, Specialist and Mixed service hospitals and Community hospitals (with inpatient beds). This portfolio also includes hospitals within the NHS Property Services estate previously reported under Primary Care and Community portfolio.

**Table 6b: Secondary Care Portfolio Summary**

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Built Assets</b>		<b>Number</b>	<b>5,648</b>	<b>5,338</b>	<b>5,243</b>	<b>-1.8%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>27.0m</b>	<b>27.1m</b>	<b>26.9m</b>	<b>-0.5%</b>
	Freehold	m <sup>2</sup>	14.8m	16.1m	15.8m	-1.4%
	Leasehold	m <sup>2</sup>	221.1k	1.0m	1.1m	4.5%
	PFI (k)	m <sup>2</sup>	8.3m	8.0m	8.0m	-
	Other	m <sup>2</sup>	3.6m	2.0m	2.0m	-0.7%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>524.8k</b>	<b>422.1k</b>	<b>407.2k</b>	<b>-3.5%</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>509.9k</b>	<b>470.2k</b>	<b>-7.8%</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>50.2bn</b>	<b>55.7bn</b>	<b>54.2bn</b>	<b>-2.7%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>11.2bn</b>	<b>11.6bn</b>	<b>12.3bn</b>	<b>6.0%</b>
	Annual Rent for leaseholds (d)	£	779.9m	662.0m	647.8m	-2.1%
	Annual Rates	£			459.7m	
	Security Costs	£			3.1m	
	Soft FM	£			5.3bn	
	Hard FM (e)	£			1.8bn	
	Other Costs	£			4.1bn	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>250</b>	<b>241</b>	<b>169</b>	<b>-29.9%</b>
	Number of Buildings EPC A-C	Number	139	134	84	-37.3%
<b>New acquisitions (f)</b>		<b>Number</b>			<b>0</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>26</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>39.0m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

Ninety-two of the 95 reduction in the number of built assets between 2021-22 and 2022-23 relates to NHS Property Services. In 2022-23 NHS Property Services reclassified assets across the Health sub portfolios. Additionally, changes in categorisation of the NHS England and NHS Improvement estate accounts for the increase in leasehold floor area of 4.5% in 2022-23 with a corresponding reduction observed in other floor area.

Key contributing factors to the observed increase in running costs include the increased cost of energy, inflationary impacts and an increase in the number of patients passing through the NHS estate (an increase of 1.7m from 2021-22), which directly impacts facilities management costs such as cleaning, catering, portering and linen and laundry.

## Residential and Health Care Facilities

This portfolio comprises a range of residential care facilities and health education services. It excludes laboratories and science uses which are included in the Science portfolio, and administrative uses which are included in the Office portfolio.

**Table 6c: Residential and Health Care Facilities Portfolio Summary**

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>293</b>	<b>77</b>	<b>447</b>	<b>-</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>63.0k</b>	<b>58.8k</b>	<b>988.5k</b>	<b>-</b>
	Freehold	m <sup>2</sup>	53.0k	49.2k	59.3k	-
	Leasehold	m <sup>2</sup>	10.0k	9.5k	929.2k	-
	PFI	m <sup>2</sup>				
	Other	m <sup>2</sup>	1			
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>4.7k</b>	<b>2.6k</b>	<b>31.7k</b>	<b>-</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>17.2k</b>	<b>0.8k</b>	<b>-</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>107.2m</b>	<b>98.4m</b>	<b>2.7bn</b>	<b>-</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>2.7m</b>	<b>7.3m</b>	<b>447.0m</b>	<b>-</b>
	Annual Rent for leaseholds (d)	£	1.8m	515.9k	337.0m	-
	Annual Rates	£			22.5m	
	Security Costs	£			7.9m	
	Soft FM	£			62.4m	
	Hard FM (e)	£			1.1m	
	Other Costs	£			16.2m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>115</b>	<b>61</b>	<b>425</b>	<b>-</b>
	Number of Buildings EPC A-C	Number	63	41	312	-
<b>New acquisitions (f)</b>		<b>Number</b>				
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>3</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>3.0m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

In 2022-23 NHS Community Healthcare Partnerships reclassified their assets into Residential and Health Care Facilities, these assets previously sat within Primary Care & Community. This reclassification accounts for the increase in freehold value in Residential and Health Care Facilities in 2022-23 and a matched decrease from the Primary Care & Community portfolio.

Additionally NHS Property Service built assets within this sub-portfolio have increased from 77 to 447. In 2022-23 NHS Property Services reclassified assets across the Health sub portfolios.

## 3.5 Infrastructure portfolio

The infrastructure portfolio reflects assets within the estate which are designed to help facilitate other activity, whether inside or outside government. Infrastructure sectors include transport, energy, digital (telecommunications), waste, wastewater and sewage, and flood defences. Responsibility for this portfolio is largely devolved, the summary provided in Table 5 represents only Central Government infrastructure.<sup>14</sup>

Figure 6: Infrastructure Portfolio Summary

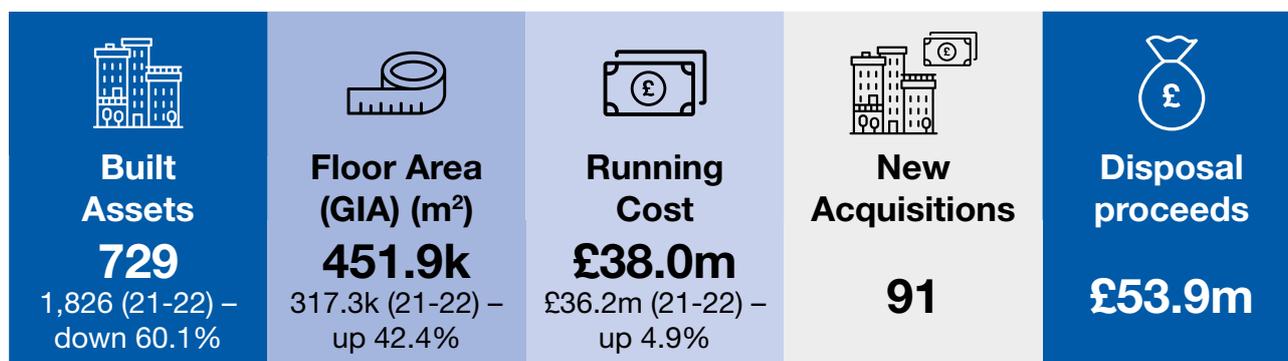


Table 7: Infrastructure Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>1,826</b>	<b>1,826</b>	<b>729</b>	–
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>317.3k</b>	<b>317.3k</b>	<b>451.9k</b>	–
	Freehold	m <sup>2</sup>	298.5k	298.5k	413.6k	–
	Leasehold	m <sup>2</sup>	18.8k	18.8k	38.3k	–
	PFI	m <sup>2</sup>				
	Other	m <sup>2</sup>			14	
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>37.0k</b>	<b>37.0k</b>	<b>37.0k</b>	–
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>			<b>0.0k</b>	
<b>Freehold value (c)</b>		<b>£</b>	<b>397.0m</b>	<b>397.0m</b>	<b>451.6m</b>	–
<b>Total Running Cost (d)</b>		<b>£</b>	<b>34.5m</b>	<b>36.2m</b>	<b>38.0m</b>	–
	Annual Rent for leaseholds (d)	£	15.9m	15.9m	1.8m	–
	Annual Rates	£			31.6m	
	Security Costs	£			3.4k	
	Soft FM	£			2.3m	
	Hard FM (e)	£			1.3m	
	Other Costs	£			984.3k	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>1,112</b>	<b>1,112</b>	<b>4</b>	–
	Number of Buildings EPC A-C	Number	379	379	2	–

<sup>14</sup> The [National Infrastructure Strategy](#) (p28) explains devolution arrangements, drawing on information from the National Infrastructure Commission.

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
	<b>New acquisitions (f)</b>	<b>Number</b>			<b>91</b>	
	<b>Number of Disposals (h)</b>	<b>Number</b>			<b>43</b>	
	<b>Disposal Proceeds (h)</b>	<b>£</b>			<b>53.9m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

Asset acquisition under HS2 has been by various mechanisms i.e. compulsion, statutory blight and discretionary schemes. Whilst, prior to 2022-23, these were held under the infrastructure portfolio as all the properties were acquired as a result of the HS2 scheme, the government pause in early 2023 on some areas of HS2, and the subsequent 2023 announcement has meant that some assets that were acquired for the railway, will no longer be required and therefore are more appropriately classified under Remaining Estate in 2022-23. The reclassification of these assets does not induce an associated reduction in floor area. As 1,435 HS2 assets are broadly residential in nature, floor area data would be manually intensive to draw together and is not a requirement of the programme.

National Highways assets were reclassified in 2022/23. While this reclassification accounts for the majority of the increase to the infrastructure portfolio floor area, the actual net change to the National Highways Infrastructure estate is an increase of 3,325m<sup>2</sup>.

In addition to these reclassifications, 95 telecom masts for the Emergency Services Mobile Communications Programme (ESMCP) to support the development of a new emergency service network have been included in Home Office reporting.

## 3.6 Jobcentre portfolio

The Department for Work and Pensions (DWP) is the government's largest public service department, in terms of client numbers. Besides managing the state pension service it also manages Universal Credit across England, Scotland and Wales. It has a geographically dispersed and extensive portfolio of jobcentres with over 800 venues in easily accessible locations, providing front line services to over five million people.

Figure 7: Jobcentre Portfolio Summary

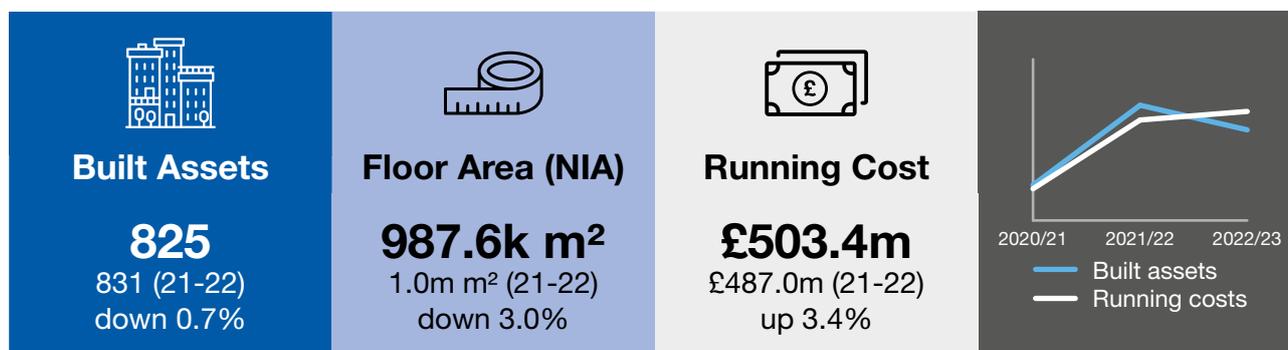


Table 8: Jobcentre Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Built Assets</b>		<b>Number</b>	<b>688</b>	<b>831</b>	<b>825</b>	<b>-0.7%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>761.9k</b>	<b>1.0m</b>	<b>987.6k</b>	<b>-3.0%</b>
	Freehold	m <sup>2</sup>				
	Leasehold	m <sup>2</sup>	761.9k	1.0m	987.6k	-3.0%
	PFI	m <sup>2</sup>				
	Other	m <sup>2</sup>				
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>1.9k</b>			
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>				
<b>Freehold value (c)</b>		<b>£</b>				
<b>Total Running Cost (d)</b>		<b>£</b>	<b>359.3m</b>	<b>487.0m</b>	<b>503.4m</b>	<b>3.4%</b>
	Annual Rent for leaseholds (d)	£	124.8m	150.4m	160.5m	6.7%
	Annual Rates	£			51.0m	
	Security Costs	£			97.5m	
	Soft FM	£			45.6m	
	Hard FM (e)	£			37.3m	
	Other Costs	£			111.6m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>584</b>	<b>758</b>	<b>763</b>	<b>0.7%</b>
	Number of Buildings EPC A-C	Number	182	335	343	2.4%
<b>New acquisitions (f)</b>		<b>Number</b>			<b>11</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>0</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>0</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

Sites within the Jobcentre portfolio are of mixed-use nature. The majority of jobcentres and Assessment Centres are used primarily to provide these services (825 in 2022-23). An additional 55 sites have a primary use which classifies them in the Office portfolio, but additionally these sites offer Jobcentre and Medical Assessment Centre services. In 2022-23 880 sites offered front line services.

Although decreases in built assets and floor areas are observed in the Jobcentre portfolio in 2022-23, due to rationalisation of leases of the operational estate, rent and running costs have increased following the acquisition of temporary jobcentres and assessment centres for extra capacity to support during the pandemic.

## 3.7 Land portfolio

The government estate includes land that is not directly associated with buildings and is used for a wide variety of different purposes from coach and lorry parking, to forests and lakes. This is in addition to the defence land which is reported under the Defence portfolio.

Figure 8: Land Portfolio Summary

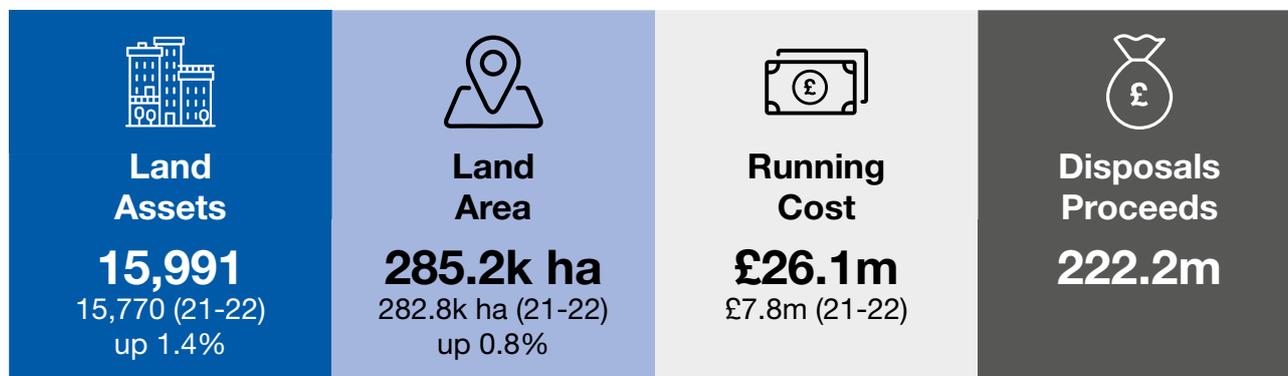


Table 9: Land Portfolio Summary

Value	Sub Value	Unit	2020/21 (h)	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Land Assets</b>		<b>Number</b>	<b>15,770</b>	<b>15,770</b>	<b>15,991</b>	<b>1.4%</b>
<b>Land Area</b>		<b>ha</b>	<b>282.8k</b>	<b>282.8k</b>	<b>285.2k</b>	<b>0.8%</b>
<b>Surplus Land Area (a)</b>		<b>ha</b>		<b>719</b>	<b>261</b>	<b>-63.8%</b>
<b>Freehold value (b)</b>		<b>£</b>	<b>4.6bn</b>	<b>4.6bn</b>	<b>4.8bn</b>	<b>2.6%</b>
<b>Total Running Cost (c)</b>		<b>£</b>	<b>7.8m</b>	<b>7.8m</b>	<b>26.1m</b>	<b>-</b>
	Annual Rent for leaseholds (c)	£	3.2m	3.2m	4.0m	24.4%
	Annual Rates	£			1.7m	
	Security Costs	£			3.6m	
	Soft FM	£			1.8m	
	Hard FM (d)	£			14.2m	
	Other Costs	£			753.5k	
<b>New acquisitions (e)</b>		<b>Number</b>			<b>23</b>	
<b>Number of Disposals (g)</b>		<b>Number</b>			<b>180</b>	
<b>Disposal Proceeds (g)</b>		<b>£</b>			<b>222.2m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

There has been an increase of 1.4% in the number of land assets across the Estate in 2022-23. This is mainly due to acquisitions by HS2 and the Department for Environment, Food and Rural Affairs (Defra).

Due to improvements in reporting by Homes England, the increase in total running costs in 2022-23 is a reflection of improved reporting and does not reflect a material change to the cost of running the Land Portfolio.

The decrease of 63.8% in surplus land area has been the result of reductions in surplus floor area by both the Defra Group and the Coal Authority.

## 3.8 Logistics and Storage Portfolio

Logistics and storage uses encompass a variety of asset classes, currently owned by multiple government departments. This portfolio does not include defence or cultural storage assets.

Figure 9: Logistics and storage Portfolio Summary

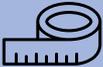
 <b>Built Assets</b>  <b>585</b> 694 (21-22)	 <b>Floor Area (GIA)</b>  <b>648.6k m<sup>2</sup></b> 701.2k m <sup>2</sup> (21-22)	 <b>Running Cost</b>  <b>£58.7m</b> £60.4m (21-22)
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Table 10: Logistics and storage Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>633</b>	<b>694</b>	<b>585</b>	<b>-</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>487.0k</b>	<b>701.2k</b>	<b>648.6k</b>	<b>-</b>
	Freehold	m <sup>2</sup>	276.3k	261.5k	131.8k	-
	Leasehold	m <sup>2</sup>	208.8k	438.3k	513.9k	-
	PFI	m <sup>2</sup>	1.33			
	Other	m <sup>2</sup>	1.9k	1.4k	2.9k	-
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>11.6k</b>	<b>2.6k</b>	<b>3.3k</b>	<b>-</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>6.3k</b>	<b>3.9k</b>	<b>-</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>291.5m</b>	<b>81.0m</b>	<b>91.6m</b>	<b>-</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>23.6m</b>	<b>60.4m</b>	<b>58.7m</b>	<b>-</b>
	Annual Rent for leaseholds (d)	£	10.8m	35.7m	23.0m	-
	Annual Rates	£			8.7m	
	Security Costs	£			2.3m	
	Soft FM	£			5.5m	
	Hard FM (e)	£			8.1m	
	Other Costs	£			11.2m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>167</b>	<b>97</b>	<b>67</b>	<b>-</b>
	Number of Buildings EPC A-C	Number	26	34	31	-
<b>New acquisitions (f)</b>		<b>Number</b>			<b>8</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>0</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>0</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

In 2022-23 the number of built assets under the Logistics and Storage Portfolio decreased to 585, this is due primarily to the reclassification of a number of National Highways assets into the Infrastructure portfolio rather than a material change in the composition of the estate.

This reclassification has also resulted in a decrease of the proportion of Logistics and Storage freehold estate. The observed reduction in surplus floor area is a result of property exits made by NHS Business Services Authority and the Driver and Vehicle Standards Agency.

The recorded freehold value of Logistics and Storage assets has increased by as a result of reclassifications made by the Tate Modern of two assets into this portfolio (with an associated value of £38.8m) as well as improvements in HMRC reporting of value under this portfolio.

## 3.9 Office Portfolio

The Government Property Agency (GPA) is the public sector property holding company responsible for delivering the Government's property agenda across its office portfolio. It represents the best covenant in the UK – His Majesty's Government, and manages a large and fast growing estate.

An office includes front of house, HQ, service supporting and serviced offices and IT/data/call centres. It does not include public facing office accommodation that is ancillary to the primary purpose of that building (e.g. a school, prison, jobcentres etc).

Figure 10: Office Portfolio Summary

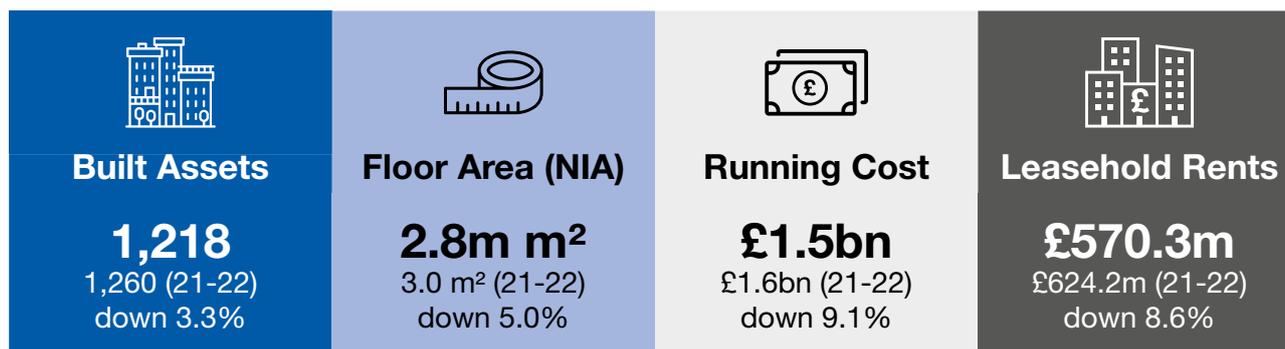


Table 11: Office Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Built Assets</b>		<b>Number</b>	<b>1,408</b>	<b>1,260</b>	<b>1,218</b>	<b>-3.3%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>3.4m</b>	<b>3.0m</b>	<b>2.8m</b>	<b>-5.0%</b>
	Freehold	m <sup>2</sup>	626.3k	633.8k	599.2k	-5.4%
	Leasehold	m <sup>2</sup>	2.5m	2.1m	2.0m	-4.5%
	PFI	m <sup>2</sup>	281.3k	262.2k	243.0k	-7.3%
	Other	m <sup>2</sup>	20.0k	10.1k	7.8k	-22.9%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>24.2k</b>	<b>32.8k</b>	<b>56.2k</b>	<b>71.0%</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>259.0k</b>	<b>135.0k</b>	<b>-47.9%</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>1.2bn</b>	<b>2.2bn</b>	<b>1.8bn</b>	<b>-20.7%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>1.8bn</b>	<b>1.6bn</b>	<b>1.5bn</b>	<b>-9.1%</b>
	Annual Rent for leaseholds (d)	£	723.7m	624.2m	570.3m	-8.6%
	Annual Rates	£			225.2m	
	Security Costs	£			66.8m	
	Soft FM	£			168.6m	
	Hard FM (e)	£			156.4m	
	Other Costs	£			267.2m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>910</b>	<b>823</b>	<b>841</b>	<b>2.2%</b>
	Number of Buildings EPC A-C	Number	378	405	442	9.1%
<b>New acquisitions (f)</b>		<b>Number</b>			<b>25</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>0</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>0</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

The number of built assets within the office portfolio in 2022-23 reduced by 3.3% from 2021-22, and running costs reduced by 9.1%. The rationalisation of the estate through exercising lease breaks/exits on expiry has contributed to this saving, e.g. exits made by the Department for Work and Pensions (DWP) as part of a multi-year consolidation programme. Transfers to GPA, together with more efficient use of shared government hubs has reduced the overall size, and therefore cost, of the office portfolio.

A 20.7% drop in freehold value in 2022-23 reflected market and economic uncertainty over the past 12 months. The energy efficiency of the estate has improved, with 52.6% of buildings achieving a rating of A-C on energy performance compared with 49.2% in 2021-22.

## 3.10 Overseas Portfolio

The overseas estate portfolio comprises civilian properties held by HM Government overseas. The properties in this portfolio are defined as any occupied asset located outside the UK coastline, except defence assets which are included in the Defence portfolio.

Figure 11: Overseas Portfolio Summary

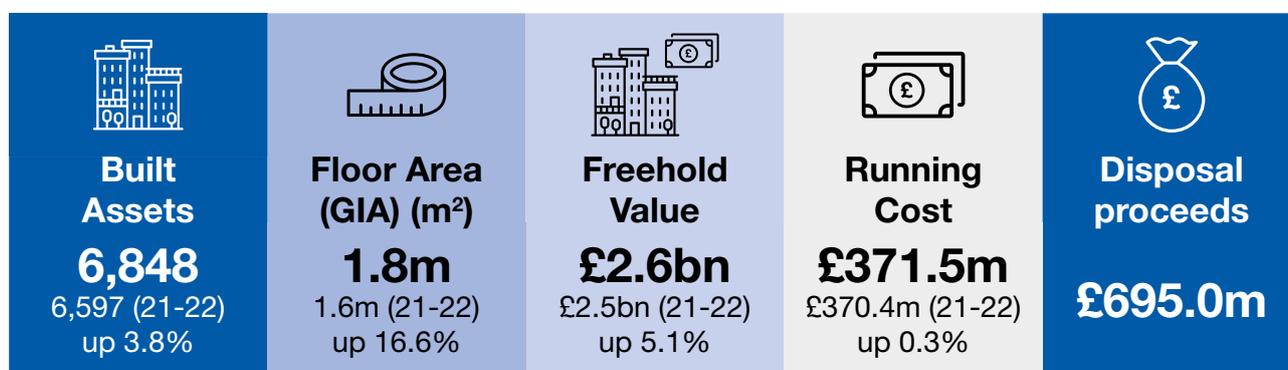


Table 12: Overseas Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Built Assets</b>		<b>Number</b>	<b>6,597</b>	<b>6,597</b>	<b>6,848</b>	<b>3.8%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>1.6m</b>	<b>1.6m</b>	<b>1.8m</b>	<b>16.6%</b>
	Freehold	m <sup>2</sup>	501.3k	501.3k	620.7k	23.8%
	Leasehold	m <sup>2</sup>	1.0m	1.0m	1.2m	12.8%
	PFI	m <sup>2</sup>	7.9k	7.9k	7.9k	0.0%
	Other	m <sup>2</sup>	32.9k	32.9k	42.7k	29.7%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>				
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>				
<b>Freehold value (c)</b>		<b>£</b>	<b>2.4bn</b>	<b>2.5bn</b>	<b>2.6bn</b>	<b>5.1%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>365.1m</b>	<b>370.4m</b>	<b>371.5m</b>	<b>0.3%</b>
	Annual Rent for leaseholds (d)	£	159.4m	152.8m	149.3m	-2.3%
	Annual Rates	£			71.1k	
	Security Costs	£			32	
	Soft FM	£			512.4k	
	Hard FM (e)	£			221.3m	
	Other Costs	£			316.3k	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	Number of Buildings EPC A-C	Number	0	0	0	
<b>New acquisitions (f)</b>		<b>Number</b>			<b>0</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>10</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>695.0m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

There has been a 3.8% increase in the number of built assets in the overseas portfolio which has resulted in an increase of 16.6% in the floor area of the overseas estate due to new acquisitions, despite this running costs increased by only 0.3% due to efficiency savings.

In 2022-23, there were 10 overseas disposals in 2022/23 that raised £695m. These disposals were made by the Foreign, Commonwealth and Development Office. The majority of these receipts were associated with the sale of one high value surplus property. The proceeds from this sale are being reinvested to help fund improvement projects across the FCDO overseas estate.

## 3.11 Prison portfolio

In England and Wales, the prison portfolio is managed by the MoJ Property Directorate on behalf of His Majesty's Prison and Probation Service (HMPPS). Within this portfolio, there are over 100 prisons.

Figure 12: Prison Portfolio Summary



Table 13: Prison Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>377</b>	<b>393</b>	<b>383</b>	<b>-2.5%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>4.0m</b>	<b>4.0m</b>	<b>4.0m</b>	<b>-0.1%</b>
	Freehold	m <sup>2</sup>	4.0m	4.0m	4.0m	-0.1%
	Leasehold	m <sup>2</sup>	33.7k	33.7k	33.8k	0.3%
	PFI	m <sup>2</sup>				
	Other	m <sup>2</sup>	26.6	26.6	26.6	0.0%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>				
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>17.8k</b>	<b>28.0k</b>	<b>57.5%</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>7.2bn</b>	<b>7.9bn</b>	<b>7.8bn</b>	<b>-0.3%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>1.1bn</b>	<b>1.0bn</b>	<b>1.1bn</b>	<b>1.5%</b>
	Annual Rent for leaseholds (d)	£	1.6m	1.5m	1.4m	-5.6%
	Annual Rates	£			42.3m	
	Security Costs	£			10.3m	
	Soft FM	£			36.7m	
	Hard FM (e)	£			193.2m	
	Other Costs	£			768.6m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>0</b>	<b>2</b>	<b>28</b>	<b>-</b>
	Number of Buildings EPC A-C	Number	0	2	1	-
<b>New acquisitions (f)</b>		<b>Number</b>			<b>0</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>5</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>973.8k</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

The Prison estate value has reduced by 0.3% from 2021-22 to 2022-23. Although the total number of built assets has decreased following some property exits, total running costs have increased due to costs associated with the closure of HMP Hewell Grange. As a result of the designation of HMP Camphill as surplus during 2022-23 surplus floor area increased by 57.5%.

The number of buildings requiring an EPC has increased in 2022-23, this is due to data quality exercises being undertaken to enhance the EPC data quality.

## 3.12 Probation portfolio

The probation portfolio is managed by the MoJ Property Directorate on behalf of the Probation Service; a statutory criminal justice service that supervises offenders released into the community, while protecting the public. The Probation Service is based in local communities across England and Wales and the portfolio comprises contact centres and approved premises, providing operational space and a working base for probation staff.

Figure 13: Probation Portfolio Summary



Table 14: Probation Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>473</b>	<b>522</b>	<b>500</b>	<b>-4.2%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>336.0k</b>	<b>345.3k</b>	<b>317.8k</b>	<b>-8.0%</b>
	Freehold	m <sup>2</sup>	128.4k	128.6k	124.4k	-3.3%
	Leasehold	m <sup>2</sup>	200.2k	210.3k	187.7k	-10.8%
	PFI	m <sup>2</sup>				
	Other	m <sup>2</sup>	7.4k	6.4k	5.7k	-10.8%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>			<b>6.7k</b>	
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>				
<b>Freehold value (c)</b>		<b>£</b>	<b>159.2m</b>	<b>160.0m</b>	<b>171.0m</b>	<b>6.8%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>97.1m</b>	<b>109.3m</b>	<b>126.7m</b>	<b>15.9%</b>
	Annual Rent for leaseholds (d)	£	17.4m	22.3m	23.9m	7.0%
	Annual Rates	£			9.7m	
	Security Costs	£			1.4m	
	Soft FM	£			31.3m	
	Hard FM (e)	£			51.2m	
	Other Costs	£			9.2m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>21</b>	<b>23</b>	<b>191</b>	<b>-</b>
	Number of Buildings EPC A-C	Number	11	12	86	-
<b>New acquisitions (f)</b>		<b>Number</b>			<b>7</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>1</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>300.0k</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

In 2022-23 the total number of Probation built assets decreased by 4.2% from 522 to 500. This was the third year of the Probation Reform Programme which delivered a 4-year estate strategy to begin to transform the probation estate. Although the programme formally closed this year, a few estates projects will complete in 2024/25.

Total running costs have increased due to an increase in rent and rates, additionally, fuel and utilities have also increased by around 50% within this portfolio.

The number of buildings requiring an EPC has increased in 2022-23, this is due to data quality exercises being undertaken to enhance the EPC data quality.

## 3.13 School portfolio

The school portfolio consists of state funded primary schools, secondary schools, and sixth form colleges. These can include academies, nurseries, specialists or alternative provisions. The Department for Education (DfE) provides funding for maintenance and improvement of the condition of school buildings and surrounding grounds in England.

The DfE is not the custodian of the school estate and does not collect a full dataset on land ownership. The responsibility of the school estate is devolved to responsible bodies (RBs) depending on the type of school, who have the legal responsibility for the land and buildings and to those bodies and others who may hold the freehold or leasehold interest in the land or hold it on trust. Because of this the following data points are not available for the school's portfolio: Freehold, Leasehold, PFI, Other, vacant floor area, surplus floor area, land area, surplus land area and annual rent for leaseholds and other disaggregation of running cost.

Figure 14: School Portfolio Summary



The school portfolio uniquely relies on data which is published by the Department for Education (DfE). The Condition Data Collection (CDC)<sup>15</sup> programme supplements commissioned data to provide information on the number of school buildings and the floor area. The CDC is a 5 yearly programme and data sourced from CDC within this report is updated at that frequency.

Table 15a: Schools Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Built Assets</b>		<b>Number</b>	<b>22,031</b>	<b>22,031</b>	<b>22,031</b>	<b>0.0%</b>
<b>Total Floor Area (b)</b>		<b>m<sup>2</sup></b>	<b>78.7m</b>	<b>78.7m</b>	<b>78.7m</b>	<b>0.0%</b>

DfE collects data on the running costs for the Academy sector in line with what Trusts report in their own Annual Reports and Accounts to avoid adding additional reporting burdens to the sector. This data provides an accurate assessment of total running costs but does not allow a further breakdown.

15 CDC programme

**Table 15b: Academy Summary**

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Freehold value (c)</b>		£	£58.1bn	£60.4bn	£63.7bn	5.3%
<b>Academy Premises Costs (d)</b>		£	£1.4bn	£1.5bn	£1.6bn	8.3%
<b>Number of Buildings Requiring an EPC</b>		Number	0	0	0	
	Number of Buildings EPC A-C	Number	0	0	0	
<b>New acquisitions (e)</b>		Number			0	
<b>Number of Disposals (g)</b>		Number			2	
<b>Disposal Proceeds (g)</b>		£			4.6m	

For further information on Table notes, please refer to Appendix D at the end of this document

The scope of this report includes the value and premises cost of only schools that are classified as academies. Due to the increase in the number of schools classified as academies, more schools were in scope than the previous year(s), and this, in part, led to a rise in the reported freehold value (5.3%) of academies and the increase in academy premises costs (8.3%).

## 3.14 Science Portfolio

The science portfolio encompasses laboratories, science sites and research facilities. Scientific research is crucial for the economic success of the country and this portfolio plays a vital role.

Defence Science properties are included in the Defence portfolio.

Figure 15: Science Portfolio Summary

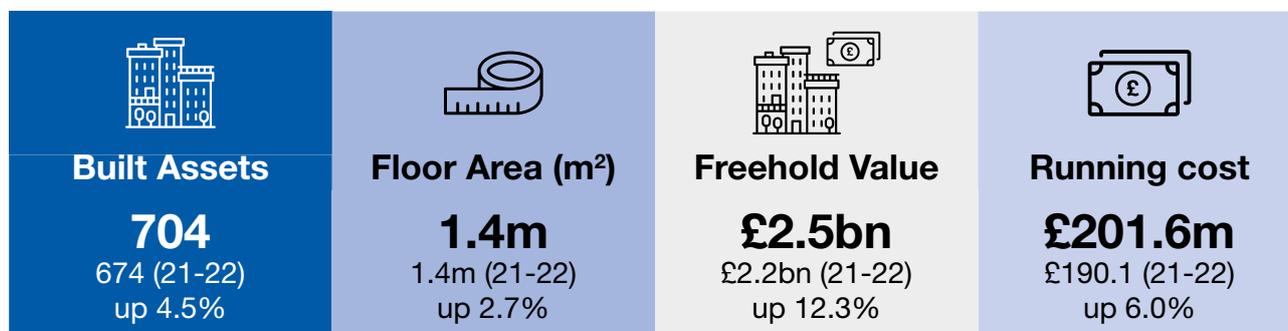


Table 16: Science Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23
<b>Built Assets</b>		<b>Number</b>	<b>491</b>	<b>674</b>	<b>704</b>	<b>4.5%</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>988.1k</b>	<b>1.4m</b>	<b>1.4m</b>	<b>2.7%</b>
	Freehold	m <sup>2</sup>	794.8k	1.1m	1.0m	-7.4%
	Leasehold	m <sup>2</sup>	162.3k	227.5k	357.2k	57.0%
	PFI	m <sup>2</sup>	21.4k	16.1k	16.1k	0.0%
	Other	m <sup>2</sup>	9.5k	36.6k	25.4k	-30.8%
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>4.3k</b>	<b>3.8k</b>	<b>3.3k</b>	<b>-12.3%</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>3.1k</b>	<b>3.1k</b>	<b>0.0%</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>1.6bn</b>	<b>2.2bn</b>	<b>2.5bn</b>	<b>12.3%</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>183.7m</b>	<b>190.1m</b>	<b>201.6m</b>	<b>6.0%</b>
	Annual Rent for leaseholds (d)	£	9.7m	16.0m	9.1m	-43.1%
	Annual Rates	£			25.2m	
	Security Costs	£			8.6m	
	Soft FM	£			69.3m	
	Hard FM (e)	£			70.6m	
	Other Costs	£			18.8m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>90</b>	<b>95</b>	<b>99</b>	<b>4.2%</b>
	Number of Buildings EPC A-C	Number	41	46	57	23.9%
<b>New acquisitions (f)</b>		<b>Number</b>			<b>13</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>0</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>0</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

In 2022-23 there was an increase of 4.5% in the number of built assets in the science portfolio which has resulted in an increase of 2.7% in floor space and an increase of 6.0% in running costs. This is mainly due to increases reported by UK Research and Innovation, UK Atomic Energy Authority and Met Office.

## 3.15 Remaining Estate Portfolio

The remaining estate covers a wide variety of asset types including ancillary uses for the operational estate, conference/training facilities and industrial buildings. This portfolio also includes organisations with difficult to disaggregate data e.g. small organisations with a diverse portfolio of operational and multi-purpose assets such as those managed by the British Transport Police, Maritime and Coastguard Agency and the Driver and Vehicle Licencing Agency.

Figure 16: Remaining Estate Portfolio Summary

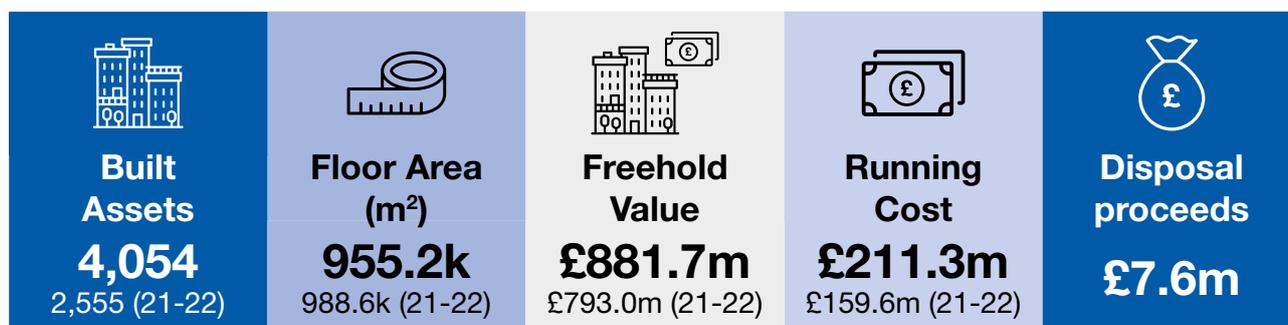


Table 17: Remaining Estate Portfolio Summary

Value	Sub Value	Unit	2020/21	2021/22	2022/23	Change 2021/22 - 2022/23 (i)
<b>Built Assets</b>		<b>Number</b>	<b>2,187</b>	<b>2,555</b>	<b>4,054</b>	<b>-</b>
<b>Total Floor Area (a)</b>		<b>m<sup>2</sup></b>	<b>1.0m</b>	<b>988.6k</b>	<b>955.2k</b>	<b>-</b>
	Freehold	m <sup>2</sup>	590.9k	567.9k	543.9k	-
	Leasehold	m <sup>2</sup>	256.2k	287.4k	278.1k	-
	PFI	m <sup>2</sup>	8.7k			
	Other	m <sup>2</sup>	157.6k	133.2k	133.2k	-
<b>Vacant Floor Area</b>		<b>m<sup>2</sup></b>	<b>15.4k</b>	<b>6.0k</b>	<b>4.8k</b>	<b>-</b>
<b>Surplus Floor Area (b)</b>		<b>m<sup>2</sup></b>		<b>10.9k</b>	<b>10.9k</b>	<b>-</b>
<b>Freehold value (c)</b>		<b>£</b>	<b>762.5m</b>	<b>793.0m</b>	<b>881.7m</b>	<b>-</b>
<b>Total Running Cost (d)</b>		<b>£</b>	<b>162.9m</b>	<b>159.6m</b>	<b>211.3m</b>	<b>-</b>
	Annual Rent for leaseholds (d)	£	39.5m	52.1m	58.2m	-
	Annual Rates	£			24.9m	
	Security Costs	£			4.8m	
	Soft FM	£			26.1m	
	Hard FM (e)	£			81.1m	
	Other Costs	£			16.2m	
<b>Number of Buildings Requiring an EPC</b>		<b>Number</b>	<b>550</b>	<b>617</b>	<b>2,043</b>	<b>-</b>
	Number of Buildings EPC A-C	Number	120	135	551	-
<b>New acquisitions (f)</b>		<b>Number</b>			<b>69</b>	
<b>Number of Disposals (h)</b>		<b>Number</b>			<b>7</b>	
<b>Disposal Proceeds (h)</b>		<b>£</b>			<b>7.6m</b>	

For further information on Table notes, please refer to Appendix D at the end of this document

Asset acquisition under HS2 has been by various mechanisms i.e. compulsion, statutory blight and discretionary schemes. Whilst, prior to 2022-23, these were held under the infrastructure portfolio as all the properties were acquired as a result of the HS2 scheme, the government pause in early 2023 on some areas of HS2, and the subsequent 2023 announcement has meant that some assets that were acquired for the railway will no longer be required and therefore are more appropriately classified under Remaining Estate in 2022-23. The reclassification of these assets does not induce an associated increase in floor area. As the 1,435 HS2 assets within the remaining estate portfolio are broadly residential in nature, floor area data would be manually intensive to draw together and is not a requirement of the programme.

The observed reduction in floor area is due to the reclassification of some of the assets previously reported in this portfolio, such as the QEII Centre which is now reported as a Cultural Asset. Additionally, total running costs have increased over the past year, this primarily relates to an improvement in DfT Maritime and Coastguard Agency reporting of costs as well as increases reported by DfT British Transport Police and BEIS UK Atomic Energy Authority.

# Appendix A: Associated Publications

Associated tables, underlying datasets and documents relating to this publication are available on Gov.uk alongside this report

## State of the Estate Report

This report summarises progress on improving the efficiency and sustainability of the government estate in accordance with the 2008 Climate Change Act. The most recent report can be found at: <https://www.gov.uk/government/publications/state-of-the-estate-in-2022-2023>

## Government Property Data Standard

The Government Property Data Standard is designed to improve data quality throughout the public sector estate.

<https://www.gov.uk/government/publications/government-property-data-standard>

## Whole of Government Accounts

A consolidated set of financial statements for the UK public sector. The most recent report can be found at:

<https://www.gov.uk/government/collections/whole-of-government-accounts>

## Schools

The school portfolio uniquely relies on data which is published by the Department for Education (DfE):

The Condition Data Collection (CDC)

[https://assets.publishing.service.gov.uk/media/5a82d46240f0b62305b94928/Condition\\_Data\\_Collection\\_CDC\\_Programme\\_Guide.pdf](https://assets.publishing.service.gov.uk/media/5a82d46240f0b62305b94928/Condition_Data_Collection_CDC_Programme_Guide.pdf)

Academies Consolidated Annual Report and Accounts

<https://www.gov.uk/government/publications/department-for-education-consolidated-annual-report-and-accounts-2022-to-2023>

# Appendix B: Reporting Organisations

<b>AGO</b>	<b>Attorney General's Office</b>		
GLD	Government Legal Department	SFO	Serious Fraud Office
<b>BEIS</b>	<b>Department for Business, Energy and Industrial Strategy</b>		
BBB	British Business Bank	Met Office	Met Office
CNC	Civil Nuclear Constabulary	NPL	National Physical Laboratory
CA	Coal Authority	NDA	Nuclear Decommissioning Authority
CCC	Committee on Climate Change	OFGEM	Office of Gas and Electricity Markets
CH	Companies House	OGA	Oil and Gas Authority
CMA	Competition and Markets Authority	SF	Salix Finance
GCA	Groceries Code Adjudicator	UKAEA	UK Atomic Energy Authority
IS	Insolvency Service	UKRI	UK Research and Innovation
IPO	Intellectual Property Office	UKSBS	UK Shared Business Service
HMLR	Land Registry	UKSA	UK Space Agency
<b>CO</b>	<b>Cabinet Office</b>		
EHRC	Equality and Human Rights Commission	GPA	Government Property Agency
<b>DCMS</b>	<b>Department for Culture, Media and Sport</b>		
ACE	Arts Council England	CCT	Churches Conservation Trust
BFI	British Film Institute	DCMS	Department for Culture, Media and Sport
BL	British Library	GC	Gambling Commission
BM	British Museum	HE	Historic England
CC	Charity Commission		Horniman Museum
HBLB	Horserace Betting Levy Board	PSA	Phone-paid Services Authority
IWM	Imperial War Museum		Royal Armouries
ICO	Information Commissioner's Office	SMG	Science Museum Group
	Museum of the Home		Sir John Soane's Museum
	National Citizen Service	SE	Sport England
NG	National Gallery	SGSA	Sports Ground Safety Authority
NHMF	National Heritage Memorial Fund		Tate Modern
NLCF	National Lottery Community Fund	TNA	The National Archives
	Royal Museums Greenwich (National Maritime Museum)	UKAD	UK Anti Doping Authority
NML	National Museums Liverpool	UKS	UK Sport
NPG	National Portrait Gallery	VAM	Victoria & Albert Museum
NHM	Natural History Museum	VB	Visit Britain
OFCOM	Office of Communications		Wallace Collection

Appendix B: Reporting Organisations

<b>DEFRA</b>	<b>Department for Environment, Food &amp; Rural Affairs</b>		
DEFRA	Department for Environment, Food & Rural Affairs	FC	Forestry Commission
<b>DfE</b>	<b>Department for Education</b>		
CITB	Construction Industry Training Board	OS	Office for Students
	LocatED		Schools
OFQUAL	Office of Qualifications and Examination Regulation	SLC	Student Loans Company
OFSTED	Office for Standards in Education, Children's Services and Skills		
<b>DfT</b>	<b>Department for Transport</b>		
ATE	Active Travel England	MCGA	Maritime and Coastguard Agency
BTP	British Transport Police	NH	National Highways
DfT	Department for Transport	NR	Network Rail
DVLA	Driver and Vehicle Licensing Agency	ORR	Office of Rail and Road
DVSA	Driver and Vehicle Standards Agency	TF	Transport Focus
EWR	East West Railway	VCA	Vehicle Certification Agency
HS2	High Speed 2		
<b>DHSC</b>	<b>Department for Health and Social Care</b>		
CQC	Care Quality Commission		NHS Community Healthcare Partnerships
DHSC	Department for Health and Social Care		NHS Counter Fraud Authority
	Genomics England		NHS England and NHS Improvement
	Human Tissue Authority		NHS Property Services
	Medicines, Healthcare Regulatory Authority		NHS Resolution
	National Institute for Health and Care Excellence		Public Health England (now UK Health Security Agency)
NHS B&T	NHS Blood and Transplant		Supply Chain Coordination Limited
	NHS Business Services Authority		
<b>DLUHC</b>	<b>Department for Levelling Up, Housing &amp; Communities</b>		
DLUHC	Department for Levelling Up, Housing & Communities	RSH	Regulator of Social Housing
HE	Homes England	PI	Planning Inspectorate
LGSC	Local Government and Social Care Ombudsman	VTS	Valuation Tribunal Service
<b>DWP</b>	<b>Department for Work &amp; Pensions</b>		
DWP	Department for Work and Pensions	PO	The Pensions Ombudsman
HSE	Health and Safety Executive	PR	The Pensions Regulator
<b>ECGD</b>	<b>UK Export Finance</b>		
<b>FSA</b>	<b>Food Standards Authority</b>		
<b>FCDO</b>	<b>Foreign, Commonwealth and Development Office</b>		
BC	British Council	FCDO	Foreign, Commonwealth and Development Office

<b>HMRC</b>	<b>HM Revenue and Customs</b>		
HMRC	HM Revenue and Customs	VOA	Valuation Office Agency
<b>HMT</b>	<b>HM Treasury</b>		
GAD	Government Actuary Department	RM	Royal Mint
NS&I	National Savings and Investment	UK DMO	UK Debt Management Office
<b>HO</b>	<b>Home Office</b>		
<b>MOJ</b>	<b>Ministry of Justice</b>		
<b>MOD</b>	<b>Ministry of Defence</b>		
<b>NIO</b>	<b>Northern Ireland Office</b>		
<b>ONS</b>	<b>Office for National Statistics</b>		
<b>PHSO</b>	<b>Parliamentary Health Service Ombudsman</b>		
<b>SO</b>	<b>Office of the Secretary of State for Scotland</b>		
<b>WO</b>	<b>Office of the Secretary of State for Wales</b>		

## Notes:

- a. The Department for Business, Energy and Industrial Strategy (BEIS) existed until 2023 when it was split to form the Department for Business and Trade (DBT), the Department for Energy Security and Net Zero (DESNZ) and the Department for Science, Innovation and Technology (DSIT). Responsibility for national security and investment policy has gone to the Cabinet Office. This report, which covers the 2022-23, uses departmental structures which existed until 2023. In future reports data will be collected from Departments under their new organisational structure.
- b. The above list of organisations represents organisations that submitted a separate data return for their estate. It is not a list of all departmental organisations; organisations not listed will be covered under a group departmental return or within another organisation's return.

# Appendix C: Revisions 2021-22

This publication contains revised figures each year where organisations have made changes to their previously reported data.

Organisation	Revised data field	Original value submitted	Original portfolio	Revised value	Revised Portfolio
Arts Council England	Floor area – Leasehold	3,943	Logistics and Storage	3,943	Cultural assets
Arts Council England	Rent for leasehold	£473,989	Logistics and Storage	£473,989	Cultural assets
Arts Council England	Number of built Assets	2	Logistics and Storage	2	Cultural assets
Arts Council England	Running Costs	£719,118	Logistics and Storage	£719,118	Cultural assets
Defra Group	Value of Freeholds	£2,377,065	Logistics and Storage	£23,770,625	Logistics and Storage
Defra Group	Number of Built Assets	127	Logistics and Storage	128	Logistics and Storage
Defra Group	Annual Rent for Leaseholds	£801,946	Logistics and Storage	£828,984	Logistics and Storage
Defra Group	Running Costs	£4,926,133	Logistics and Storage	£4,921,012	Logistics and Storage
Defra Group	Number of Built Assets	89	Offices	96	Offices
Defra Group	Annual Rent for Leaseholds	£21,148,417	Offices	£24,382,106	Offices
Defra Group	Running Costs	£52,166,300	Offices	£48,842,926	Offices
Defra Group	Floor area – Leasehold	98,600	Offices	100,057	Offices
Defra Group	Value of Freeholds	£1,464,000	Science	£29,163,916	Science
Defra Group	Number of Built Assets	28	Science	26	Science
Defra Group	Annual Rent for Leaseholds	£789,004	Science	£629,700	Science
Defra Group	Running Costs	£28,381,148	Science	£290,092	Science
Defra Group	Floor area – Freehold	112,439	Science	116,352	Science
Defra Group	Floor area – Leasehold	116,352	Science	8,005	Science
Defra Group	Number of Built Assets	102	Remaining Estate	85	Remaining Estate

Organisation	Revised data field	Original value submitted	Original portfolio	Revised value	Revised Portfolio
Defra Group	Annual Rent for Leaseholds	£7,715,346	Remaining Estate	£120	Remaining Estate
Defra Group	Running Costs	£15,842,261	Remaining Estate	£290,092	Remaining Estate
Defra Group	Floor area – Leasehold	1,085	Remaining Estate	0	Remaining Estate
Defra Group	Floor area – Other	33,391	Remaining Estate	0	Remaining Estate
Defra Group	Value of Freeholds	£364,179,541	Land	£344,470,989	Land
Defra Group	Number of Land Assets	0	Land	10619	Land
Defra Group	Annual Rent for Leaseholds	£829,774	Land	£934,288	Land
Defra Group	Running Costs	£3,119,875	Land	£3,212,666	Land
British Transport Police	Total Running Costs	£9,131,218	Remaining Estate	£16,926,915	Remaining Estate
Ministry of Justice	Land Assets	1,099	Land	0	Land
Ministry of Justice	Land Area (ha)	5,301	Land	0	Land
Ministry of Justice	Surplus Land Area (ha)	0.3	Land	0	Land
Ministry of Justice	Surplus Floor Area	94,243	Prison	18,481	Prison
BEIS Nuclear Decommissioning Authority	Land Area	950	Infrastructure	0	Infrastructure
BEIS UK Atomic Energy Authority	Recorded Freehold Value	£135,325,590	Land	£62,232,840	Land
BEIS UK Atomic Energy Authority	Recorded Freehold Value	£21,971,000	Offices	£25,802,000	Offices
BEIS UK Atomic Energy Authority	Recorded Freehold Value	£36,313,850	Science	£31,760,850	Science
BEIS UK Atomic Energy Authority	Recorded Freehold Value	£14,807,900	Remaining Estate	£15,538,900	Remaining Estate
British Council	Annual Rent for Leaseholds	£257,394	Cultural Assets	£204,168	Cultural Assets
British Council	Floor area – Leasehold	14,370	Offices	7,830	Offices
British Museum	Number of Land Assets	4	Cultural Assets	0	Cultural Assets

Organisation	Revised data field	Original value submitted	Original portfolio	Revised value	Revised Portfolio
British Museum	Land Area	8.299	Cultural Assets	0	Cultural Assets
Cabinet Office – Residual Estate	Total Land Area	4.886	Cultural Assets	0	Cultural Assets
Cabinet Office – Residual Estate	Number of Land Assets	1	Cultural Assets	0	Cultural Assets
Cabinet Office – Residual Estate	Total Land Area	0.045	Remaining Estate	0	Remaining Estate
Cabinet Office – Residual Estate	Number of Land Assets	1	Remaining Estate	0	Remaining Estate
DCMS British Library	Land Area	20.979	Cultural Assets	0	Cultural Assets
DfE Schools	Land Area	51,420	Schools	-	Schools
DfT National Highways	Land Area	223	Logistics and Storage	0	Logistics and Storage
DfT Network Rail	Number of Land Assets	12,811	Land	-	Land
DHSC NHS England and NHS Improvement	Land Area	5,192	Health – Secondary Care	0	Health – Secondary Care
DHSC NHS England and NHS Improvement	Surplus land area	94.39	Health – Secondary Care	0	Health – Secondary Care
DHSC NHS Property Services	Freehold m <sup>2</sup>	110	Land	0	Land
DHSC NHS Property Services	Leasehold m <sup>2</sup>	17	Land	0	Land
DHSC NHS Property Services	EPC	4	Land	0	Land
DHSC NHS Property Services	EPC A-C	4	Land	0	Land
DHSC NHS Property Services	Vacant floor area	28	Land	0	Land
DHSC NHS Property Services	Running Costs	£3,106,206	Health – Community, Other Health & Social Care	£6,958,095	Health – Community, Other Health & Social Care
DHSC NHS Property Services	Running Costs	£186,248,406	Health – Primary Care & Community	£194,221,429	Health – Primary Care & Community
DHSC NHS Property Services	Running Costs	£96,449,322	Health – Secondary Care	£157,981,859	Health – Secondary Care
DHSC NHS Property Services	Running Costs		Infrastructure	£1,112,265	Infrastructure
DHSC NHS Property Services	Running Costs	£256,061	Land	£410,537	Land
DHSC NHS Property Services	Running Costs	£1,928,460	Logistics and Storage	£2,453,856	Logistics and Storage

Organisation	Revised data field	Original value submitted	Original portfolio	Revised value	Revised Portfolio
DHSC NHS Property Services	Running Costs	£52,985,118	Offices	£77,973,565	Offices
DHSC NHS Property Services	Running Costs	£937,859	Remaining Estate	£272,170	Remaining Estate
DHSC NHS Property Services	Rent for Leaseholds	£489,977	Health – Community, Other Health & Social Care	£489,977	Health – Community, Other Health & Social Care
DHSC NHS Property Services	Rent for Leaseholds	£77,816,803	Health – Primary Care & Community	£77,816,803	Health – Primary Care & Community
DHSC NHS Property Services	Rent for Leaseholds	£69,309,013	Health – Secondary Care	£69,309,013	Health – Secondary Care
DHSC NHS Property Services	Rent for Leaseholds	£635,957	Infrastructure	£635,957	Infrastructure
DHSC NHS Property Services	Rent for Leaseholds	£20,359	Land	£20,359	Land
DHSC NHS Property Services	Rent for Leaseholds	£1,141,689	Logistics and Storage	£1,141,689	Logistics and Storage
DHSC NHS Property Services	Rent for Leaseholds	£34,169,292	Offices	£34,169,292	Offices
DHSC NHS Property Services	Rent for Leaseholds	£218	Remaining Estate	£218	Remaining Estate
DHSC Public Health England	Land Area	34.71	Science	0	Science
DLUHC Queen Elizabeth II	Land Area	0.372	Remaining Estate	0	Remaining Estate
DVLA	Land Area	17	Remaining Estate	0	Remaining Estate
DVLA	Number of Land Assets	5	Remaining Estate	0	Remaining Estate
FCDO Foreign, Commonwealth and Development Office	Recorded Freehold Value	0	Land	74,118	Land
FCDO Foreign, Commonwealth and Development Office	Rent for Leaseholds	£1,443,847	Remaining estate	£1,625,960	Remaining Estate
Health and Safety Executive	Total annual rent for leaseholds	£1,118,798.00	Offices	£5,784,146.54	Offices
Health and Safety Executive	Total annual rent for leaseholds	£0.00	Science	£5,714,987.76	Science
Historic England	Land Area	9.3	Science	0	Science
Historic England	Number of Land Assets	1	Science	0	Science

Organisation	Revised data field	Original value submitted	Original portfolio	Revised value	Revised Portfolio
Horniman Museum	Land Area	7	Cultural Assets	0	Cultural Assets
Horniman Museum	Number of Land Assets	2	Cultural Assets	0	Cultural Assets
Imperial War Museum	Number of Land Assets	1	Cultural Assets	0	Cultural Assets
Imperial War Museum	Land Area	135.25	Cultural Assets	0	Cultural Assets
Intellectual Property Office	Number of Land Assets	1	Offices	0	Offices
Intellectual Property Office	Land Area	3.088	Offices	0	Offices
Land Registry	Number of Land Assets	1	Offices	0	Offices
Land Registry	Number of Land Assets	1	Logistics and Storage	0	Logistics and Storage
MCA	Number of Land Assets	1	Offices	0	Offices
Museum of home	Land Area	0.695	Cultural Assets	0	Cultural Assets
Museum of home	Number of Land Assets	2	Cultural Assets	0	Cultural Assets
National Archives	Land Area	4.9	Cultural Assets	0	Cultural Assets
National Archives	Number of Land Assets	1	Cultural Assets	0	Cultural Assets
National Gallery	Land Area	1.655	Cultural Assets	0	Cultural Assets
National Gallery	Number of Land Assets	1	Cultural Assets	0	Cultural Assets
National Highways	Number of Land Assets	2,940	Remaining Estate	0	Remaining Estate
National Highways	Land Area	125	Remaining Estate	0	Remaining Estate
National Maritime Museum	Number of Land Assets	5	Cultural Assets	0	Cultural Assets
National Maritime Museum	Land Area	7.84	Cultural Assets	0	Cultural Assets
National Museum of Liverpool	Number of Land Assets	3	Cultural Assets	0	Cultural Assets
National Museum of Liverpool	Land Area	0	Cultural Assets	0	Cultural Assets
National Portrait Gallery	Number of Land Assets	1	Cultural Assets	0	Cultural Assets
National Portrait Gallery	Land Area	0.006	Cultural Assets	0	Cultural Assets
Natural History Museum	Number of Land Assets	3	Cultural Assets	0	Cultural Assets

Organisation	Revised data field	Original value submitted	Original portfolio	Revised value	Revised Portfolio
Natural History Museum	Land Area	9.103	Cultural Assets	0	Cultural Assets
NHS Property	Number of Land Assets	7	Infrastructure	0	Infrastructure
NHS Property	Number of Land Assets	82	Remaining Estate	0	Remaining Estate
Royal Mint	Land Area	13	Remaining Estate	0	Remaining Estate
Royal Mint	Number of Land Assets	1	Remaining Estate	0	Remaining Estate
Science Museum Group	Land Area	238.81	Cultural Assets	0	Cultural Assets
Science Museum Group	Number of Land Assets	9	Cultural Assets	0	Cultural Assets
Tate Modern	Number of Land Assets	3	Cultural Assets	0	Cultural Assets
Tate Modern	Land Area	4.25	Cultural Assets	0	Cultural Assets
Wallace Collection	Land Area	0.58	Cultural Assets	0	Cultural Assets
Wallace Collection	Number of Land Assets	1	Cultural Assets	0	Cultural Assets
DfE Schools	Academy Premises Costs	4,900,000,000	Schools	1,489,933,804	Schools
DfE Schools	Reported Freehold Value	58,000,000,000	Schools	60,443,000,000	Schools
<p>In 2022-23 refreshed guidance was issued by OGP on reporting total value highlighting that only value of freeholds should be captured. This guidance enables a more representative measure of value from an efficiency perspective. Prior to 2022-23 long lease asset estimates were included in the defence portfolio, it has been possible to remove long lease assets from the 2021-22 defence value in order to produce a like for like comparison. This revision is shown below.</p>					
MoD Ministry of Defence	Recorded Freehold value	£40,839,900,000	Defence	£32,053,500,000	Defence

# Appendix D: Notes on Portfolio Data Tables

## Applies to:

Table 2: Estate Summary  
Table 3: Courts and Tribunals  
Table 4: Cultural assets  
Table 5: UK Defence  
Table 6a: Primary care and community  
Table 6b: Secondary Care  
Table 6c: Residential and Health Care Facilities  
Table 7: Infrastructure  
Table 8: Jobcentre  
Table 10: Logistics and storage  
Table 11: Office  
Table 12: Overseas  
Table 13: Prison  
Table 14: Probation  
Table 16: Science  
Table 17: Remaining estate

- (a) Floor area measurements are presented according to the portfolio they belong to: Office and jobcentre portfolios, Measurements are in square metres (m<sup>2</sup>), Net Internal Area (NIA); Defence portfolio: in m<sup>2</sup>, Gross External Area (GEA); All other portfolios: in m<sup>2</sup>, Gross Internal Area (GIA).
- (b) Surplus area is collected from 2021/22.
- (c) Freehold value includes values that have been recorded for freehold properties and virtual freeholds which have been acquired through an up front capital payment and where only a minimal peppercorn Rent/ground Rent/service charge is paid.
- (d) The previous years' running costs, and its individual components, have been adjusted for inflation in line with services producer price inflation deflators as at March each year: <https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/servicesproducerpriceindexspipi>
- (e) Where costs cannot be easily separated into Soft and Hard FM, FM costs are reported under Hard FM.
- (f) The number of new acquisitions is collected from 2022/23.
- (g) Disposal information from 2022-23 is collected through the Efficiency and Disposal programme in OGP. These reflect gross capital receipts from the sale of land and property at the point where the sale is considered unconditional. A wider definition for recording receipts from disposals was used in 2021 and 2022 when the Disposals programme was not active. This wider definition permitted exits from leasehold properties, and as such the data on government disposals is not directly comparable between 2022-23 and the previous two years. Previous years' data are therefore not presented.
- (h) The DfE is not the custodian of the school estate and does not collect a full dataset on land ownership. The responsibility of the school estate is devolved to responsible bodies (RBs) depending on the type of school, who have the legal responsibility for the land and buildings and to those bodies and others who may hold the freehold or leasehold interest in the land or hold it on trust. Because of this annual rent for leaseholds, rates, hard FM, Soft FM, Security

and other costs are not available. the sum of these element in this table will therefore not equate to total running costs.

- (i) Year on year changes are not displayed where comparisons are not like for like, for example due to improvements in data quality or reporting.
- (j) Changes in PFI are not displayed. Within the health portfolio data for sites including those which are part PFI cannot be broken down. Increases in part PFI sites suggest changes occurring in relation to non PFI buildings on the site as no new PFI schemes have gone live.

## Applies to:

Table 9: Land

- (a) Surplus area is collected from 2021/22.
- (b) Freehold value includes values that have been recorded for freehold properties and virtual freeholds which have been acquired through an up front capital payment and where only a minimal peppercorn Rent/ground Rent/service charge is paid.
- (c) The previous years' running costs, and its individual components, have been adjusted for inflation in line with services producer price inflation deflators as at March each year: <https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/servicesproducerpriceindexspipi>
- (d) Where costs cannot be easily separated into Soft and Hard FM, FM costs are reported under Hard FM.
- (e) The number of new acquisitions is collected from 2022/23.
- (f) Disposal information from 2022-23 is collected through the Efficiency and Disposal programme in OGP. These reflect gross capital receipts from the sale of land and property at the point where the sale is considered unconditional. A wider definition for recording receipts from disposals was used in 2021 and 2022 when the Disposals programme was not active. This wider definition permitted exits from leasehold properties, and as such the data on government disposals is not directly comparable between 2022-23 and the previous two years. Previous years' data are therefore not presented.
- (g) The land portfolio does not include land associated with a building or buildings (and so cannot be developed). This approach to the way land is reported was adopted from 2021-22. In earlier reporting periods land assets associated with buildings, even where this land could not be developed, were captured under each portfolio as distinct land assets, as land reporting prior to from 2021-22 is not like for like 2021-22 figures are used here as a proxy for 2020-21.

## Applies to:

### Table 15: Schools

- (a) The DfE is not the custodian of the school estate and does not collect a full dataset on land ownership. The responsibility of the school estate is devolved to responsible bodies (RBs) depending on the type of school, who have the legal responsibility for the land and buildings and to those bodies and others who may hold the freehold or leasehold interest in the land or hold it on trust. Because of this the following data points are not available for the school's portfolio: Freehold, Leasehold, PFI, Other, vacant floor area, surplus floor area, land area, surplus land area and annual rent for leaseholds and other disaggregation of running cost.
- (b) Floor area measurements are presented according to the portfolio they belong to: Office and jobcentre portfolios, Measurements are in square metres (m<sup>2</sup>), Net Internal Area (NIA); Defence portfolio: in m<sup>2</sup>, Gross External Area (GEA); All other portfolios: in m<sup>2</sup>, Gross Internal Area (GIA).
- (c) Freehold value includes values that have been recorded for freehold properties and virtual freeholds which have been acquired through an up front capital payment and where only a minimal peppercorn Rent/ground Rent/service charge is paid.
- (d) The premises costs relate to academies only and are reported on an academic year basis. The previous years' costs have been adjusted for inflation in line with services producer price inflation deflators as at March each year: <https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/servicesproducerpriceindexspi>
- (e) The number of new acquisitions is collected from 2022/23.
- (f) Disposal information from 2022-23 is collected through the Efficiency and Disposal programme in OGP. These reflect gross capital receipts from the sale of land and property at the point where the sale is considered unconditional. A wider definition for recording receipts from disposals was used in 2021 and 2022 when the Disposals programme was not active. This wider definition permitted exits from leasehold properties, and as such the data on government disposals is not directly comparable between 2022-23 and the previous two years. Previous years' data are therefore not presented.

