



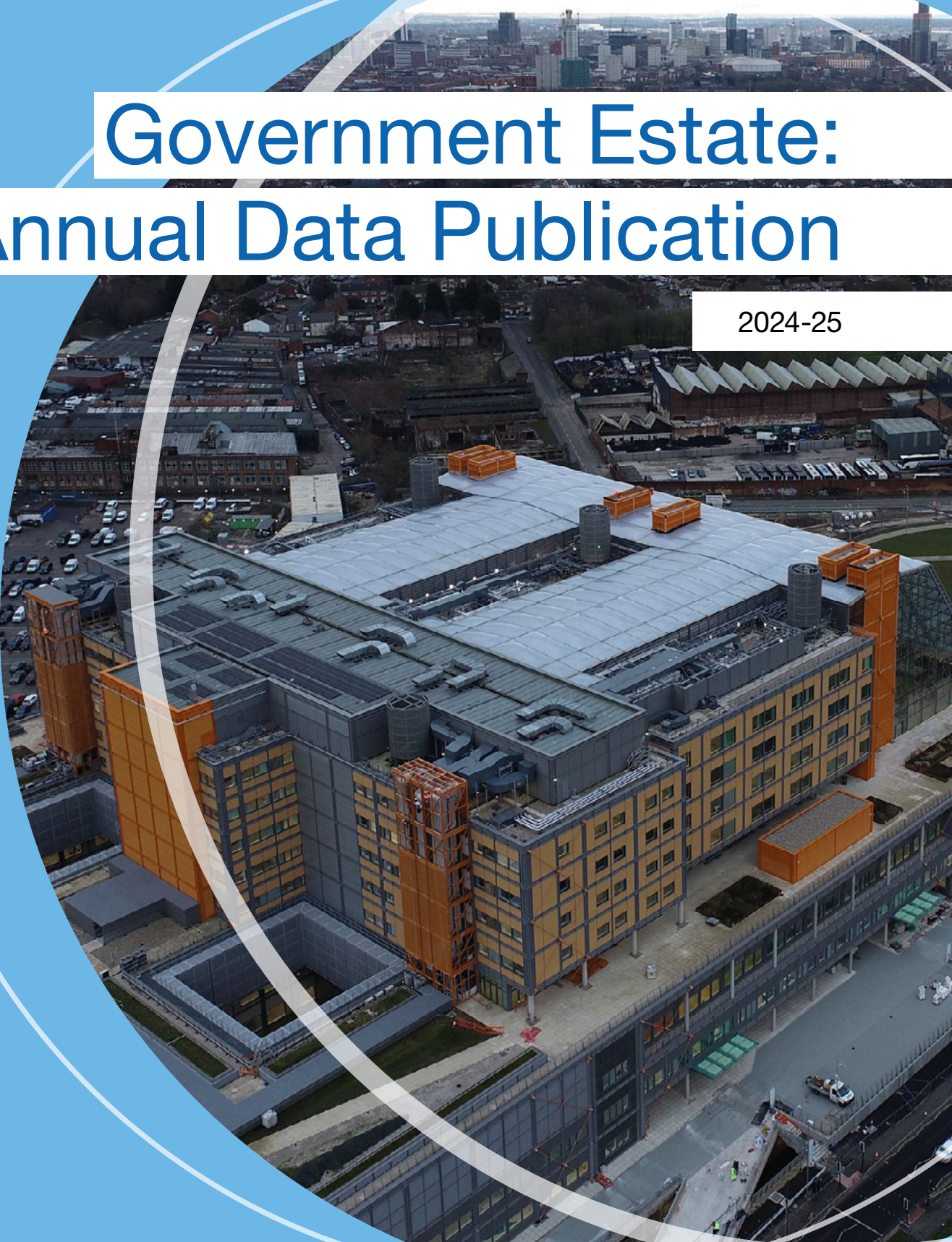
Government
Property
Function



Cabinet Office

Government Estate: Annual Data Publication

2024-25



Government Estate Annual Data Publication, 2024-25

This publication contains the information available as of December 2025. This is a final publication of Government Estate data relating to 2024-25. The report covers the period 2021-22 to 2024-25.

Purpose of this Publication

Introduction

The purpose of this publication is to provide a clear and comprehensive overview of the Government Estate for the year ending 31 March 2025. It brings together headline data on the size, composition, value and cost of the estate, and supports statutory and strategic outputs, including the State of the Estate report and reporting obligations under the Climate Change Act 2008.¹

Published alongside this report are detailed data tables on GOV.UK, which together provide the evidence base for understanding the size, structure and cost of the Government Estate, and how these have changed over time. This publication sets out the scope of the data, the methodology used to collect and assure it, and the limitations associated with reporting on a diverse, multi-portfolio estate. It also brings together headline figures on asset numbers, floor area, value, running costs, acquisitions and disposals, supported by summary tables and charts. The report and data tables should be read together.

This publication also reflects a period of transition in the management and reporting of government property data. It sits alongside the Government's response to the National Audit Office's recommendations on the estate backlog and the continued implementation of the Government Property Data Standard and InSite. Together, these changes are driving improvements in data coverage, quality and consistency, and will continue to shape how estate information is collected and reported over time.

Across the Government Estate, the report highlights how the composition of the estate has evolved over the past year, showing where portfolios have grown or contracted, how space is being used, and where costs are rising or falling. It provides a clear picture of the Government's operational footprint, the value of the freehold estate, and the movements that shape the estate each year, such as disposals, reconfigurations and new acquisitions. Together, these insights help users understand the pressures, efficiencies and trends influencing the management of the Government Estate.

Key Definitions

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

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, whereas defence establishments have enumerated individual buildings.

¹ 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.

Energy Performance Certificate (EPC): Required as part of the Energy Performance of Buildings Directive (EPBD), EPCs are required for domestic and non-domestic buildings over 50 square metres of floor space when constructed, sold or rented. There are exemptions (e.g. an industrial site, workshop or non-residential agricultural building that doesn't use much energy). EPCs are valid for 10 years. The EPC records energy efficiency of a property using an A–G rating scale (A most efficient, G least efficient).

Freehold: This is more or less absolute ownership.

Ha: A hectare (ha) is an area of land which is equal to 10,000 square metres, or 2.471 acres.

Hard Facilities Management (FM) Costs: These costs are fixed in service contracts and would include internal repair & maintenance costs, mechanical and electrical repair and maintenance costs, and external and structural repair costs

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

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

m²: Square metres

Other costs: These are other service provision costs, such as utilities, service charges, waste management, etc., which do not form part of FM costs and Security costs.

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.)

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 management, construction and maintenance responsibility. Remuneration is linked to performance.

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.)

Rates: The annual payment for Business Rates, also known as Non-Domestic Rates in the UK or any other annual payment to a local or regional authority. Environmental taxes and charges, such as parking, should be included, while any business and sales taxes that are levied on business profits and sales as distinct from the occupation of the building should be excluded.

Rent for Leaseholds: The total annual monetary amount paid by the tenant to the landlord, as defined within the terms of the lease or occupancy agreement.

Running Costs: The cost of running the estate.

Security Costs: Annual cost of securing the premises. Includes: costs of security contractors and employed staff, as well as the regular costs associated with the maintenance of security systems (usually in the form of a maintenance contract).

Soft Facilities Management (FM) Costs: This covers all non-maintenance costs, such as cleaning, reception, grounds maintenance, catering and reprographics, and may include utilities (electricity, gas, water and sewage) and waste management costs.

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

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

Total Annual Operating Cost: The total net cost of operating property per year. Income from subletting and charged use of facilities are subtracted from the total expenditure to give the total annual operating cost. Includes occupation costs, building operation costs, business support costs, property management costs, utilities and capital charges.

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

Vacant Space: Space within a property that is not currently required by the occupying organisation.

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.

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Government Portfolio Overview

1.1 Introduction to Portfolios

The Government Estate is organised into a series of portfolios that group assets by their primary function. The varied array of government services necessitates this structure, which enables a more straightforward assessment of performance, scale, and cost across different estate components. This extensive range includes, but is not limited to, hospitals delivering healthcare, schools educating children, job centres aiding employment, and courts upholding justice.

The portfolios include operational estates such as schools, courts, hospitals and prisons, as well as enabling or support estates such as offices, logistics sites, infrastructure and land. These are described in the table below.

Each portfolio has distinct characteristics shaped by operational requirements, legislative frameworks, service delivery models and historical estate patterns. For example, health and school estates are driven by service demand and geographic coverage, while office and logistics portfolios may sometimes be more closely linked to efficiency, utilisation and organisational footprint. Defence and overseas estates are shaped by additional considerations, including security, resilience, and the operational contexts in which they function.

The portfolio model enables a consistent view of the estate, while recognising that different parts of government have different operational needs. It provides a structure for analysing change over time, identifying cross-government opportunities and supporting a more strategic approach to estate planning, investment and rationalisation.

The following sections provide a summary of the estate as a whole before presenting detailed portfolio-level reporting, supported by accompanying data tables on GOV.UK.

Table 1: Government Property Portfolios

	Portfolio Description
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, and cinemas, including art storage, where relevant.
Defence	Built 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 and 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, and motorway service compounds.

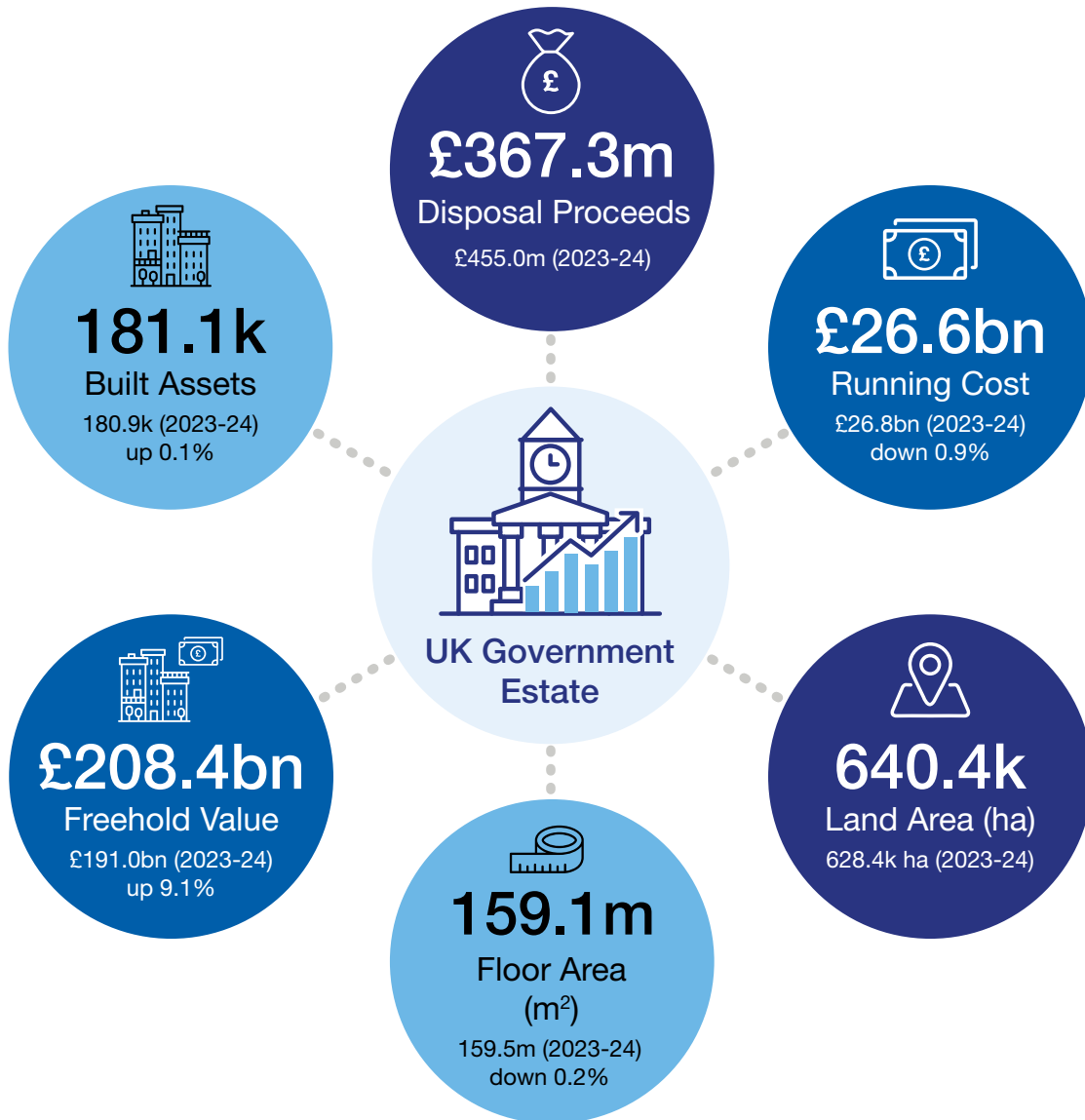
	Portfolio Description
Office	Offices include front of house, HQ, service-supporting and serviced offices and IT/data/call centres. It does not include public-facing office accommodation that is ancillary to the primary purpose of that building (e.g. a school, prison, jobcentres, etc.).
Overseas	All assets outside the UK.
Prisons	Prisons, prison officers' quarters and other associated buildings.
Probation	Probation centres, contact centres and approved premises.
Schools	State-funded educational establishments providing nursery, primary- or secondary-phase education, and some further education establishments (but not privately owned and operated nursery schools that do not share their buildings with schools). The scope of this report includes data on the number and floor area of all state-funded schools as reported through the DfE's Condition Data Collection (CDC). ² Valuation and premises costs data relate to academies only. This data is reported on an academic year basis (1 September–31 August) and not by financial year. The most recent update relates to data for the academic year to 31 August 2024.
Science	Laboratories, science sites and research facilities.
Remaining Estate	Assets which cannot be categorised into the above portfolios or where a breakdown of the estate is not available.

² This is a five-yearly programme, and data sourced from the CDC is updated at that frequency, with the most recent update in 2021 and based on information collected in the period 2017-20.

1.2 Estate Summary

The estate summary shows an aggregated 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, 2024-25



<p>Courts and Tribunals 1.8 million m²</p> <p>Cultural Assets 1.5 million m²</p> <p>Defence 31.2 million m²</p> <p>Health 30.2 million m²</p> <p>Infrastructure 3.0 million m²</p>	<p>Jobcentre 0.8 million m²</p> <p>Land 2.9 million m²</p> <p>Logistics and Storage 0.7 million m²</p> <p>Office 2.7 million m²</p> <p>Overseas 1.6 million m²</p>	<p>Prison 4.2 million m²</p> <p>Probation 0.3 million m²</p> <p>Schools 78.7 million m²</p> <p>Science 1.3 million m²</p> <p>Remaining Estate 1.0 million m²</p>
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Table 2: Estate Summary

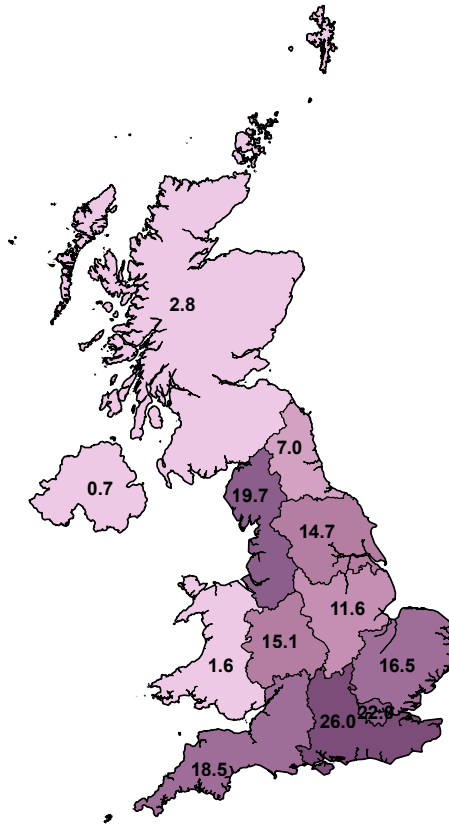
Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Number of Assets	Number	206.1k	203.3k	203.4k	0.1%
Built Assets	Number	183.0k	180.9k	181.1k	0.1%
Land Assets	Number	23.1k	22.4k	22.4k	-0.1%
Total Floor Area [note 1]	m²	159.7m	159.5m	159.1m	-0.2%
Freehold	m ²	129.9m	132.7m	132.3m	-0.3%
Leasehold	m ²	11.6m	12.4m	11.4m	-7.8%
PFI [note 10]	m ²	12.3m	12.0m	12.2m	1.4%
Other	m ²	5.9m	2.4m	3.3m	[z]
Vacant Floor Area	m²	633.2k	545.3k	597.8k	9.6%
Surplus Floor Area [note 2]	m²	664.3k	739.7k	695.9k	-5.9%
Land Area	ha	628.9k	628.4k	640.4k	1.9%
Surplus Land Area [note 2]	ha	261	387	381	-1.4%
Freehold Value [note 3]	£	181.3bn	191.0bn	208.4bn	9.1%
Total Running Costs [note 4] [note 8] [note 15]	£	25.0bn	26.8bn	26.6bn	-0.9%
Annual Rent for Leaseholds [note 4]	£	2.2bn	2.4bn	2.4bn	1.7%
Annual Rates	£	1.3bn	1.4bn	1.5bn	2.4%
Security Costs	£	479.5m	607.4m	598.0m	-1.5%
Soft FM	£	6.8bn	7.3bn	7.1bn	-2.2%
Hard FM [note 5]	£	4.3bn	4.6bn	4.8bn	2.4%
Other Costs	£	7.3bn	7.4bn	7.3bn	-1.7%
Academy Premises Costs	£	2.6bn	3.0bn	2.9bn	[z]
Number of Buildings Requiring an EPC	Number	6,209	6,051	6,585	[z]
Number of Buildings EPC A–C	Number	2,728	21,388	27,099	26.7%
New Acquisitions [note 6]	Number	284	514	190	[z]
Number of Disposals [note 7]	Number	354	245	320	[z]
Disposal Proceeds [note 7]	£	1.2bn	455.0m	367.3m	[z]

1.3 Estate Location

Figure 2: Estate Floor Area by Region, 2024-25



Land

Figure 3: Estate Land Area by Region, 2024-25

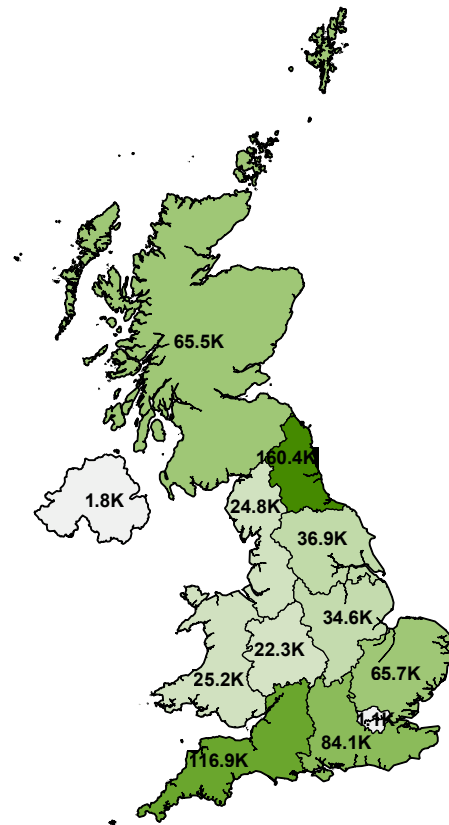


Table 3: Size of the Government Estate by Region, 2024-25

2024-25	Floor Area (a)		Land Area	
	m ²	Percentage	ha	Percentage
Total Area	159.1m		640.3k	
East Midlands (England)	11.6m	7.3%	34.6k	5.4%
East of England	16.5m	10.4%	65.7k	10.3%
London	22.0m	13.8%	1.1k	0.2%
North East (England)	7.0m	4.4%	160.4k	25.0%
North West (England)	19.7m	12.4%	24.8k	3.9%
South East (England)	26.0m	16.3%	84.1k	13.1%
South West (England)	18.5m	11.6%	116.9k	18.2%
West Midlands (England)	15.1m	9.5%	22.3k	3.5%
Yorkshire and The Humber	14.7m	9.2%	36.9k	5.8%
Wales	1.6m	1.0%	25.2k	3.9%
Scotland	2.8m	1.8%	65.5k	10.2%
Northern Ireland	0.7m	0.4%	1.8k	0.3%
Overseas	2.5m	1.6%	0.0k	0.0%
Unknown	0.5m	0.3%	1.1k	0.2%

Portfolio Reports

2.1 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 4: Courts and Tribunals Portfolio Summary

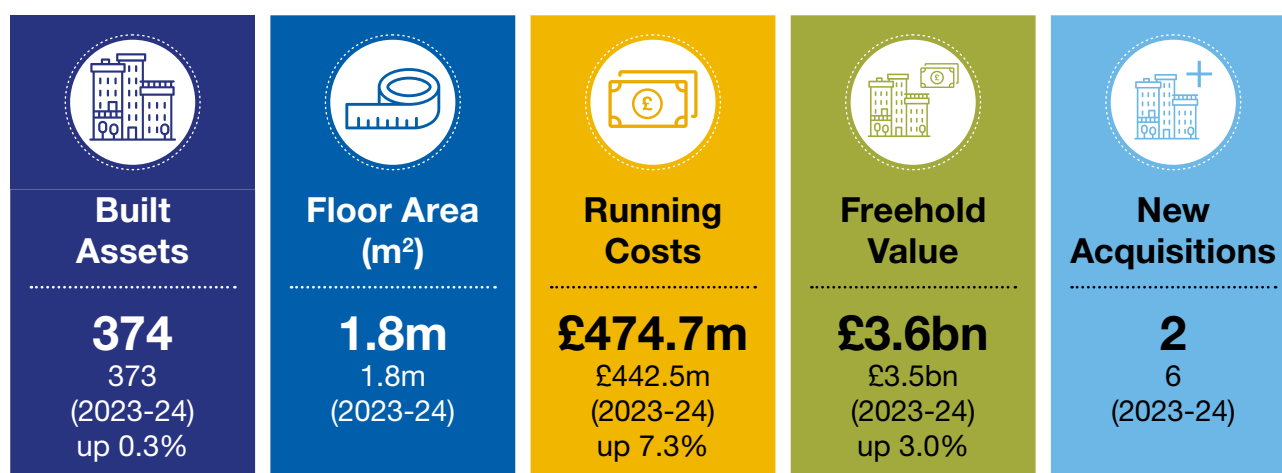


Table 4: Courts and Tribunals Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	360	373	374	0.3%
Total Floor Area [note 1]	m²	1.8m	1.8m	1.8m	0.0%
Freehold	m ²	1.2m	1.2m	1.2m	0.0%
Leasehold	m ²	461.4k	465.0k	465.0k	0.0%
PFI	m ²	79.6k	84.7k	84.7k	0.0%
Other	m ²	57.8k	60.5k	60.5k	0.0%
Vacant Floor Area	m²	0.0k	0.0k	0.0k	-
Surplus Floor Area [note 2]	m²	5.8k	3.4k	3.4k	0.0%
Freehold Value [note 3]	£	3.4bn	3.5bn	3.6bn	3.0%
Total Running Costs [note 4]	£	397.7m	442.5m	474.7m	7.3%
Annual Rent for Leaseholds [note 4]	£	94.7m	133.2m	146.0m	9.6%
Annual Rates	£	64.8m	73.5m	80.0m	8.8%
Security Costs	£	68.0m	75.3m	76.6m	1.8%
Soft FM	£	68.8m	67.8m	70.7m	4.3%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Hard FM [note 5]	£	76.7m	63.5m	76.1m	19.9%
Other Costs	£	24.8m	29.2m	25.3m	-13.3%
Number of Buildings Requiring an EPC	Number	29	28	29	3.6%
Number of Buildings EPC A-C	Number	14	13	14	7.7%
New Acquisitions [note 6]	Number	1	6	2	[z]
Number of Disposals [note 7]	Number	2	0	0	[z]
Disposal Proceeds [note 7]	£	2.8m	0.0k	0.0k	[z]

The Courts and Tribunals portfolio contained 374 properties in 2024-25, one more than the previous year. Total floor area remained constant at 1.8 million m², despite the increase in the number of assets; this estate change was driven by asset substitutions and sub-division rather than expansion. Two acquisitions were recorded, evidencing limited estate movement and a broadly steady operational footprint.

The stability in estate size shows a portfolio operating within a consistent spatial range, with no measurable increase or decrease in surplus space. The changes recorded during the year affected configuration rather than total capacity.

Running costs rose by 7.3% to £474.7 million, with rent, hard FM and rates as the largest contributing factors. The increase in cost relates to interim rent reviews increasing some rents, higher utilities costs, additional funding for variable maintenance and PFI costs rising with inflation. This reflects a higher cost per square metre on a static footprint, indicating that financial pressures increased independently of estate size.

2.2 Cultural Assets Portfolio

Twenty-five arm's-length bodies (ALBs) occupied and cared for heritage and cultural assets that form part of the central government estate in 2024-25. 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 and Albert Museum, and the Tate.

Figure 5: Cultural Assets Portfolio Summary

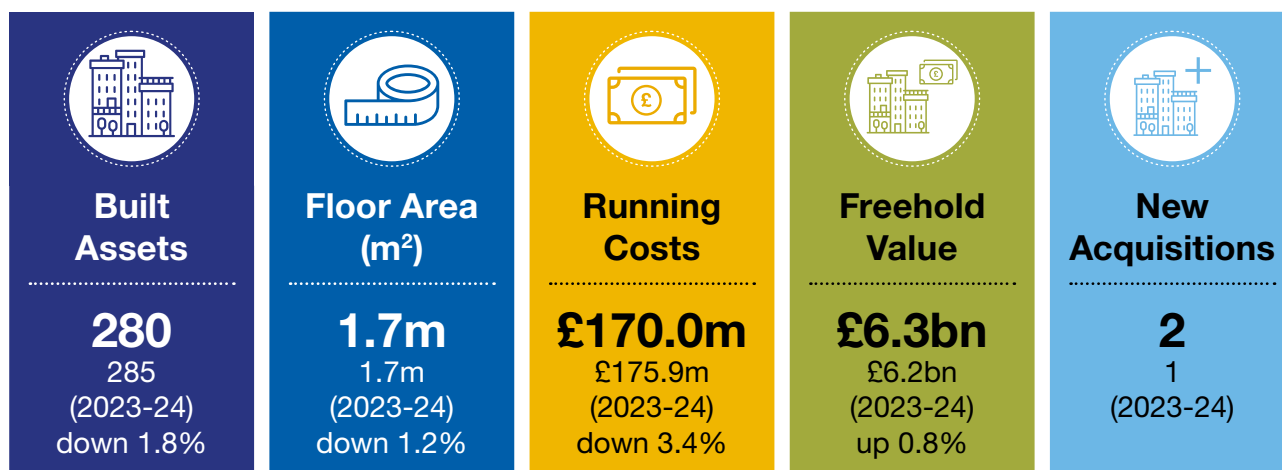


Table 5: Cultural Assets Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	286	285	280	-1.8%
Total Floor Area [note 1]	m²	1.6m	1.7m	1.7m	-1.2%
Freehold	m ²	1.5m	1.5m	1.5m	-1.2%
Leasehold	m ²	113.6k	108.4k	108.4k	0.0%
PFI	m ²	0.0k	0.0k	0.0k	-
Other	m ²	17.2k	21.1k	18.9k	-10.5%
Vacant Floor Area	m²	0.0k	63.1k	63.1k	0.0%
Surplus Floor Area [note 2]	m²	0.0k	53.8k	53.8k	0.0%
Freehold Value [note 3]	£	5.9bn	6.2bn	6.3bn	0.8%
Total Running Costs [note 4]	£	168.4m	175.9m	170.0m	-3.4%
Annual Rent for Leaseholds [note 4]	£	2.6m	2.8m	2.4m	-12.4%
Annual Rates	£	17.5m	17.2m	15.8m	-8.4%
Security Costs	£	44.6m	46.2m	48.2m	4.5%
Soft FM	£	54.1m	57.4m	51.1m	-11.0%
Hard FM [note 5]	£	36.7m	42.0m	42.1m	0.1%
Other Costs	£	12.9m	10.4m	10.4m	0.1%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Number of Buildings Requiring an EPC	Number	44	47	48	2.1%
Number of Buildings EPC A–C	Number	13	24	26	8.3%
New Acquisitions [note 6]	Number	3	1	2	[z]
Number of Disposals [note 7]	Number	0	0	0	[z]
Disposal Proceeds [note 7]	£	0	0	0	[z]

The Cultural Assets portfolio recorded a 1.8% reduction in properties in 2024-25. At the Imperial War Museum, a review of estate information led to a 9% reduction in the number of properties reported, ensuring that the digital records accurately reflected the sites in use, with an additional lease exit at the British Museum and the removal of the garden glasshouse at the Horniman Museum. The 1.2% reduction in total floor area reflects remeasurement and asset removal activity, indicating a smaller physical footprint across the portfolio.

Despite the reduction in space and asset numbers, the freehold value of the portfolio increased by 0.8%. This evidences a divergence between footprint and valuation, where valuation movements, including uplifts at the Wallace Collection and the Victoria and Albert Museum, outweighed the impact of disposals and floor area reductions.

Running costs fell by 3.4% on a cost-adjusted basis. This is attributed to security-method changes delivering significant cost reductions, reductions in mechanical & electrical requirements for the year, and savings in utilities, alongside successful Business Rates appeals. At the same time, leasehold rent costs fell by 12.4%, reflecting lower rents at several major institutions. Taken together, the data shows downward pressure on operating expenditure, alongside a reduced lease exposure and a net strengthening of asset value despite a smaller footprint.

2.3 Defence Portfolio

The Ministry of Defence (MOD) estate's estimated freehold value increased by 34.8% to £45.1 billion in 2024-25, including the re-acquisition of the Annington service family estate.

The Defence Estate Optimisation (DEO) portfolio continued to reshape the estate. In 2023-24, the programme invested £5.1 billion in infrastructure, contributing to reductions in both built and land assets. In 2024-25, the programme continued to reduce the physical footprint: built assets decreased in total floor area by 0.6% despite a 0.2% increase in asset count, while land assets and land area decreased by 0.2%.

A methodology change for cost reporting was implemented in 2024-25 and applied retrospectively to 2022-23 and 2023-24 to support consistent comparison. Accommodation council tax has been reclassified from 'Other Costs' to 'Total Annual Rates', and accommodation Hard FM core contract costs have been moved to 'Hard FM Cost (Fixed)'.

Total Property Running Costs increased by 0.2% in real terms. This was driven by increased rent, contract changes at the start of the year, and general cost pressures. Total Annual Rates rose by 6.4% due to lower rebates recovered. Soft FM costs increased by 8.7%, linked to delays in new procurement activity.

The MOD improved data capture across the estate by increasing the number of buildings with Energy Performance Certificate (EPC) information recorded on its Infrastructure Management System by 30% in 2024-25, to almost 25,000 buildings (noting that most MOD built assets are exempt from EPC requirements). The MOD also reduced the number of buildings recorded with an unclassified condition by 15.2%, improving the level of insight available on the condition of the estate. Over 12,000 buildings remain unclassified, with 8,231 awaiting assessment.

Fifty-eight disposals were completed in 2024-25, generating £120.5 million in receipts and accounting for approximately 102 hectares of land.

Figure 6: UK Defence Portfolio Summary

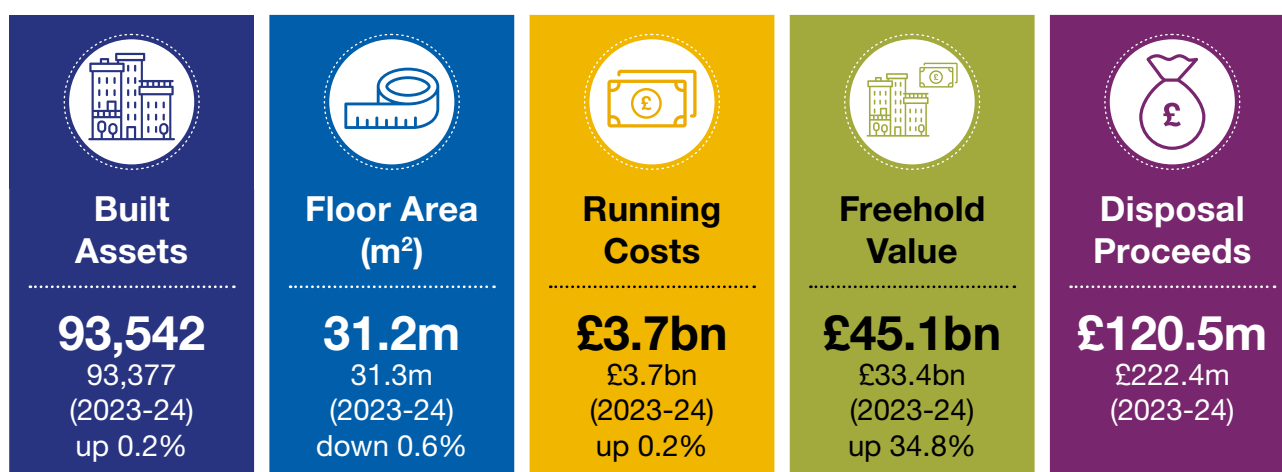


Table 6: UK Defence Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Number of Assets	Number	102,822	100,228	100,382	0.2%
Built Assets	Number	95,750	93,377	93,542	0.2%
Land Assets	Number	7,072	6,851	6,840	-0.2%
Total Floor Area [note 1]	m²	34.3m	31.3m	31.2m	-0.6%
Freehold	m ²	24.1m	24.1m	23.4m	-3.0%
Leasehold	m ²	3.8m	3.8m	3.4m	-10.9%
PFI	m ²	3.7m	3.4m	3.4m	0.0%
Other	m ²	2.7m	[z]	960.5k	-
Vacant Floor Area	m²	0.0k	0.0k	0.0k	-
Surplus Floor Area [note 2]	m²	0.0k	0.0k	0.0k	-
Land Area	ha	343.5k	342.0k	341.4k	-0.2%
Surplus Land Area [note 2]	ha	0.0k	0.0k	0.0k	-
Freehold Value [note 3]	£	33.1bn	33.4bn	45.1bn	34.8%
Total Running Costs [note 4]	£	3.4bn	3.7bn	3.7bn	0.2%
Annual Rent for Leaseholds [note 4]	£	139.0m	146.6m	156.3m	6.6%
Annual Rates	£	243.4m	264.4m	281.4m	6.4%
Security Costs	£	139.8m	130.2m	128.0m	-1.7%
Soft FM	£	263.8m	279.9m	304.2m	8.7%
Hard FM [note 5]	£	1.4bn	1.6bn	1.6bn	0.6%
Other Costs	£	1.2bn	1.3bn	1.2bn	-3.9%
Number of Buildings Requiring an EPC	Number	0	0	0	-
Number of Buildings EPC A-C	Number	0	18,940	24,625	30.0%
New Acquisitions [note 6]	Number	24	4	10	[z]
Number of Disposals [note 7]	Number	47	59	58	[z]
Disposal Proceeds [note 7]	£	63.8m	222.4m	120.5m	[z]

2.4 Health Portfolio

Health services are devolved among the four nations of the UK. 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 comprises three distinct areas: Community Health Services (primary care), NHS Trust hospitals (secondary care) and Residential and Care facilities. Supporting administrative buildings are categorised under the Office portfolio, and laboratory and science facilities are included within the Science portfolio.

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.

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.

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.

Figure 7: Health Portfolio

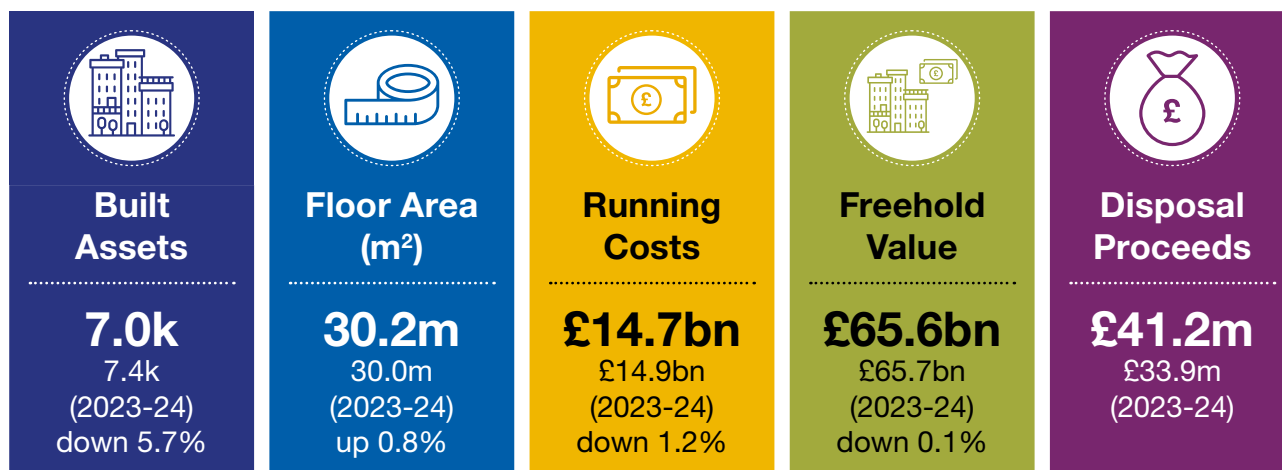


Table 7: Health Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	7.3k	7.4k	7.0k	-5.7%
Total Floor Area [note 1]	m²	29.7m	30.0m	30.2m	0.8%
Freehold	m ²	16.9m	17.2m	17.4m	1.0%
Leasehold	m ²	1.7m	2.5m	2.4m	-1.8%
PFI [note 10]	m ²	8.2m	8.2m	8.4m	2.1%
Other	m ²	2.9m	2.1m	2.0m	-2.9%
Vacant Floor Area	m²	513.3k	290.9k	333.6k	14.7%
Surplus Floor Area [note 2]	m²	484.3k	480.7k	503.2k	4.7%
Freehold Value [note 3]	£	60.0bn	65.7bn	65.6bn	-0.1%
Total Running Costs [note 4] [note 15]	£	14.2bn	14.9bn	14.7bn	-1.2%
Annual Rent for Leaseholds [note 4]	£	1.0bn	1.1bn	1.2bn	4.5%
Annual Rates	£	535.7m	597.1m	626.7m	5.0%
Security Costs	£	21.6m	22.0m	22.6m	2.8%
Soft FM	£	6.0bn	6.2bn	6.1bn	-2.5%
Hard FM [note 5]	£	1.9bn	2.1bn	2.1bn	0.0%
Other Costs	£	4.6bn	4.7bn	4.6bn	-2.0%
Number of Buildings Requiring an EPC	Number	2,088	1,803	2,076	15.1%
Number of Buildings EPC A-C	Number	1,181	1,027	1,088	5.9%
New Acquisitions [note 6]	Number	9	6	10	[z]
Number of Disposals [note 7]	Number	45	30	21	[z]
Disposal Proceeds [note 7]	£	134.5m	33.9m	41.2m	[z]

The Health portfolio, comprising primary, secondary and community healthcare facilities, contracted by 5.7% in 2024-25, reducing from 7,378 to 6,955 properties. This reduction was driven by NHS England following trust mergers and estate rationalisation. NHS England manages the majority of the health estate and delivers high volumes of frontline services; in 2024-25, the NHS saw 10 million more attendances than in 2023-24, increasing from 140 million to 150 million (+7.1%).

Total floor area increased marginally by 0.8% to 30.2 million m², reflecting the addition of new hospitals and community clinics, including new space at the Midland Metropolitan University Hospital at Sandwell and West Birmingham Trust.

Running costs fell by 1.2% to £14.7 billion in 2024-25. NHS England accounted for 93% of these costs (NHS England holds 68% of total built assets and 90% of total floor area across the portfolio). The marginal fall in costs occurred despite inflationary pressure on maintenance and operational activities, which was partly offset by savings in service contracts and lower business rate rebates recovered. Hard and soft FM services continued to be influenced by inflation-linked indices.

The portfolio recorded 21 disposals, raising £41.2 million, primarily through NHS Property Services (NHS PS) and NHS Trusts/Foundations. These disposals largely involved older facilities or redundant properties no longer aligned with clinical and operational requirements.

Utilisation levels remained high across the estate. Surplus space increased by 4.7% as Integrated Care Boards (ICBs) adjusted the leased estate to reflect local clinical need. This indicates continued demand for healthcare services alongside the replacement of outdated estate and more efficient use of existing space. The estate's gross internal area (GIA) increased by 259 thousand m² (+0.9%) to 27.8 million m² in 2024-25.

2.5 Infrastructure Portfolio

The Infrastructure portfolio is comprised of assets designed to facilitate activities within and outside of government. It includes a variety of service-oriented and operational facilities, ranging from public safety to utilities and infrastructure, to commercial and residential properties. This portfolio of properties operates in sectors such as transport, energy, digital and telecommunications. The summary provided here represents only central government infrastructure, as responsibility for this portfolio is largely devolved.

Examples of the types of properties reported under this portfolio are coastguard stations, radio sites, substations and weighbridges.

Figure 8: Infrastructure Portfolio Summary

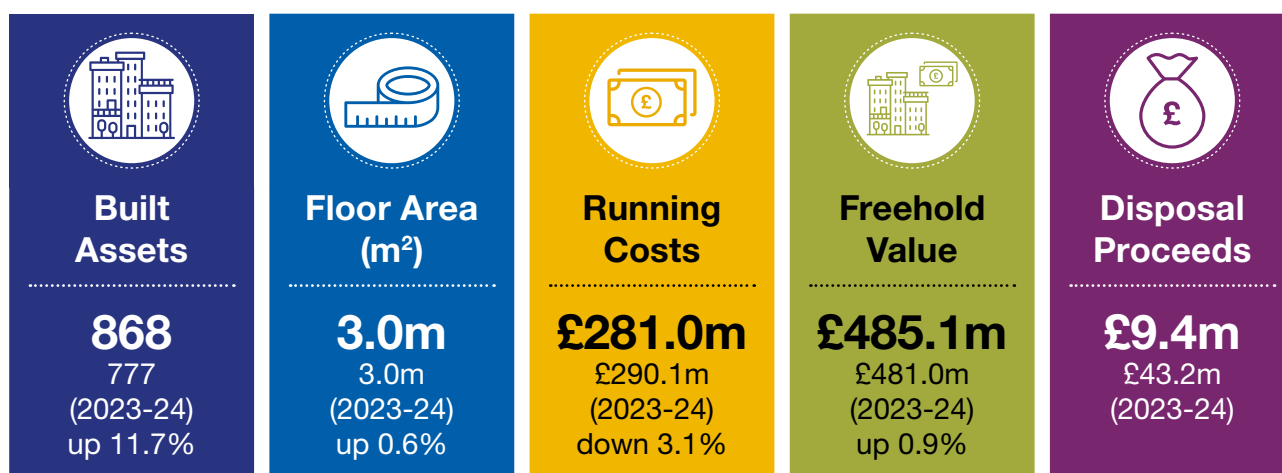


Table 8: Infrastructure Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	729	777	868	11.7%
Total Floor Area [note 1]	m²	460.8k	3.0m	3.0m	0.6%
Freehold	m ²	421.3k	2.8m	2.8m	0.1%
Leasehold	m ²	39.5k	145.2k	160.5k	10.5%
PFI	m ²	0	0	0	-
Other	m ²	0	14	278	[z]
Vacant Floor Area	m²	37.1k	37.1k	35.3k	-4.8%
Surplus Floor Area [note 2]	m²	0	0	3	-
Freehold Value [note 3]	£	451.6m	481.0m	485.1m	0.9%
Total Running Costs [note 4]	£	35.0m	290.1m	281.0m	-3.1%
Annual Rent for Leaseholds [note 4]	£	-3.8m	5.1m	7.2m	42.2%
Annual Rates	£	33.7m	37.6m	36.3m	-3.5%
Security Costs	£	3.7k	42.9m	40.3m	-6.0%
Soft FM	£	2.5m	126.6m	123.2m	-2.6%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Hard FM [note 5]	£	1.3m	66.5m	64.6m	-2.8%
Other Costs	£	1.1m	11.3m	9.3m	-18.0%
Number of Buildings Requiring an EPC	Number	4	4	83	[z]
Number of Buildings EPC A-C	Number	2	1	1	0.0%
New Acquisitions [note 6]	Number	91	26	6	[z]
Number of Disposals [note 7]	Number	47	5	15	[z]
Disposal Proceeds [note 7]	£	24.2m	43.2m	9.4m	[z]

The Infrastructure portfolio reported 868 built assets in 2024-25, an increase from 777 in 2023-24. This change results from the reclassification of 81 built assets by the British Transport Police following a review of previous site classifications; the assets were transferred from the Remaining Estate portfolio. The portfolio's total floor area rose marginally by 18,000 m², remaining at 3.0 million m² as a result of these updates. The Nuclear Decommissioning Authority (NDA) continues to account for the largest share of the portfolio, representing 85% of total floor area, reflecting the scale and specialist nature of nuclear sites within the estate.

The change in Total Running Cost, a decrease of 9.1 million, is attributed to the changes in the inflation methodology. These are detailed in Annex C in Note 4.

Some cost movements at category level were generally modest, with two exceptions. Annual leasehold rent increased, driven by the leased status of the newly added British Transport Police assets. Other Costs decreased, partly offsetting the rent increase, influenced by a £1.4 million rise in car park income reported by DfT Central. This contributed to a reduction in Other Costs from £11.3 million to £9.3 million in 2024-25.

2.6 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 seven million people.

Figure 9: Jobcentre Portfolio Summary

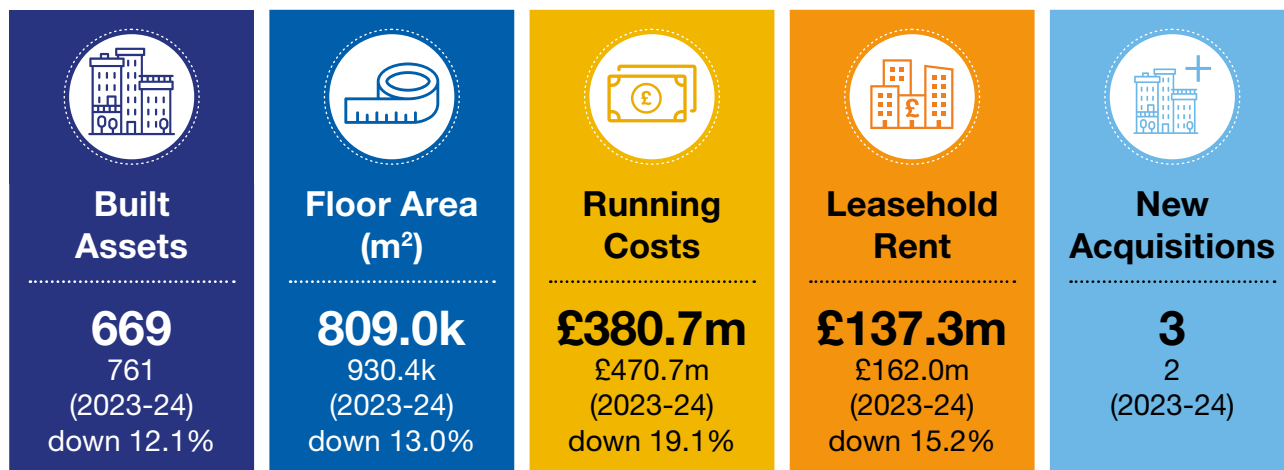


Table 9: Jobcentre Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	825	761	669	-12.1%
Total Floor Area [note 1]	m²	987.6k	930.4k	809.0k	-13.0%
Freehold	m ²	0.0k	0.0k	0.0k	-
Leasehold	m ²	987.6k	930.4k	809.0k	-13.0%
PFI	m ²	0.0k	0.0k	0.0k	-
Other	m ²	0.0k	0.0k	0.0k	-
Vacant Floor Area	m²	0.0k	0.0k	0.9k	-
Surplus Floor Area [note 2]	m²	0.0	0.0	0.0	-
Freehold Value [note 3]	£	0.0	0.0	0.0	-
Total Running Costs [note 4]	£	532.7m	470.7m	380.7m	-19.1%
Annual Rent for Leaseholds [note 4]	£	156.7m	162.0m	137.3m	-15.2%
Annual Rates	£	54.4m	48.0m	41.5m	-13.5%
Security Costs	£	107.3m	101.8m	88.2m	-13.4%
Soft FM	£	50.7m	35.1m	31.3m	-10.6%
Hard FM [note 5]	£	39.8m	31.3m	27.8m	-11.2%
Other Costs	£	123.9m	92.5m	54.6m	-41.0%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Number of Buildings Requiring an EPC	Number	763	734	627	-14.6%
Number of Buildings EPC A–C	Number	343	292	236	-19.2%
New Acquisitions [note 6]	Number	11	2	3	[z]
Number of Disposals [note 7]	Number	0	0	0	[z]
Disposal Proceeds [note 7]	£	0	0	0	[z]

The Jobcentre (including Assessment Centre) portfolio recorded 669 assets in 2024-25, with a further 53 sites classified under the Office portfolio also used to deliver frontline services. This resulted in a total of 722 locations providing Jobcentre and Assessment Centre services, compared with 815 in the previous year. As in previous reporting cycles, the mixed-use nature of the DWP estate means that some assets support both corporate functions and frontline delivery, which can make categorisation more complex; these complexities are reflected in the data narrative for transparency.

A reduction in built assets and total floor area was observed in 2024-25, reflecting the release of properties originally acquired under the Rapid Estate Expansion Programme (REEP). These temporary pandemic-period assets have now exited the portfolio, contributing to a 13.0% decrease in floor area and a corresponding reduction in overall estate footprint. The portfolio also recorded a 19.1% reduction in running costs, consistent with a smaller estate and the release of REEP sites.

Of the 669 Jobcentre assets, 627 require an EPC, and 236 are rated A–C. Movements in EPC totals this reporting period are linked to the disposal of REEP assets, which have changed the composition of the portfolio and provide a clearer view of the core, long-term estate. EPC classifications also reflect the nature of DWP's leased estate: the portfolio is 100% leasehold, meaning responsibility for EPC assessments lies with landlords. In addition, much of the estate comprises 1960s–70s buildings, which are typically more challenging to bring up to higher EPC ratings. These factors explain why a proportion of assets fall outside EPC bands A–C, and why year-to-year changes appear less directly linked to portfolio management decisions.

2.7 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 10: Land Portfolio Summary

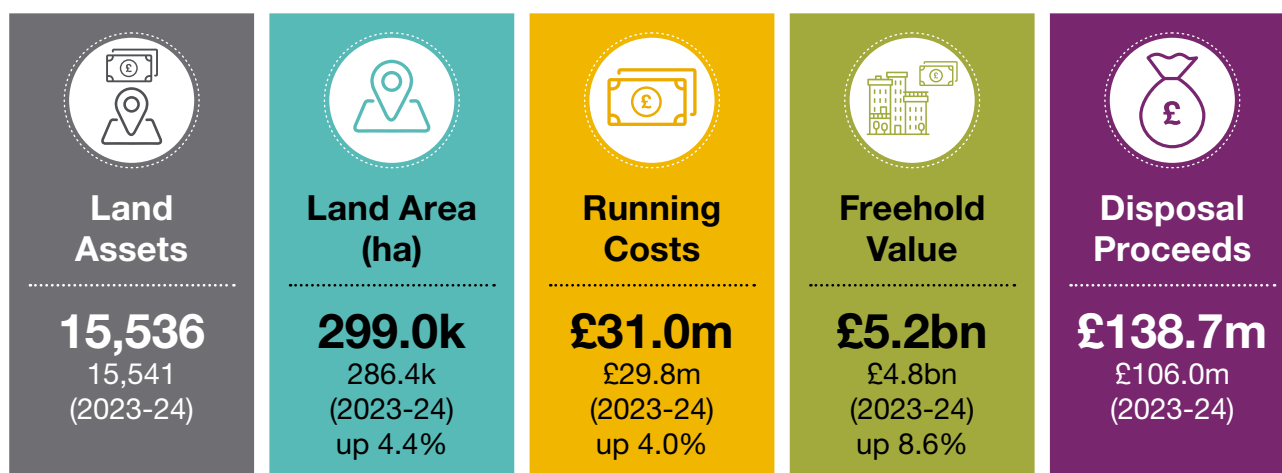


Table 10: Land Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Land Assets	Number	15,991	15,541	15,536	0.0%
Land Area	ha	285.4k	286.4k	299.0k	4.4%
Surplus Land Area [note 2]	ha	261	387	381	-1.4%
Freehold Value [note 3]	£	4.8bn	4.8bn	5.2bn	8.6%
Total Running Costs [note 4]	£	27.7m	29.8m	31.0m	4.0%
Annual Rent for Leaseholds [note 4]	£	3.9m	4.0m	4.1m	1.9%
Annual Rates	£	1.8m	1.6m	1.8m	14.7%
Security Costs	£	4.0m	3.0m	3.0m	-0.2%
Soft FM	£	2.1m	3.1m	2.3m	-24.7%
Hard FM [note 5]	£	15.1m	17.4m	18.7m	7.1%
Other Costs	£	759.5k	668.2k	1.1m	62.6%
New Acquisitions [note 6]	Number	23	335	0	[z]
Number of Disposals [note 7]	Number	169	98	176	[z]
Disposal Proceeds [note 7]	£	190.4m	106.0m	138.7m	[z]

The Land portfolio demonstrated active disposals in 2024-25, with 176 disposals raising £138.7 million. The Department for Transport accounted for the majority, selling 89 land assets, totalling around 35 hectares. Homes England disposed of 52 assets, totalling 114 hectares, land primarily used to facilitate housing construction and urban regeneration projects. There were 58

Defence disposals, all by the Ministry of Defence, totalling approximately 110 hectares. These disposals will help fund defence estate transformation and modernisation.

Total land area grew by 4.4%, reaching 299.0k hectares. This expansion was largely driven by the addition of new ALBs, such as Great British Energy – Nuclear, National Forest Company, Natural England, and others. The surplus land area decrease, from 387 hectares to 381 hectares, a 1.4% decrease, attributable to re-categorisation of land to logistics and storage, termination of leases, and disposal of land assets.

Running costs increased by 4.0%, totalling £31.0 million, driven by a 14.7% increase in rates and a 7.1% rise in Hard FM costs. These increases reflect higher costs for services and materials, and the broader impact of inflationary pressures, framework uplifts, material and contractor costs, and security costs. This was offset by cost reductions from re-categorisation of land to logistics and storage, termination of leases, and disposal of land assets.

Against this backdrop, the estate shows a shift in utilisation: the organisation has expanded the land base while managing operating costs, striving for better cost efficiency per hectare and alignment of asset holdings with strategic priorities. Overall, the period indicates a more strategically focused and cost-conscious land estate.

2.8 Logistics and Storage Portfolio

The Government's portfolio of logistics and storage assets includes diverse asset classes such as national and regional warehouses, vehicle fleet depots and stores, and central stores for estates and buildings (holding furniture, fittings, building materials, and maintenance supplies). These assets are currently owned by multiple government departments. Notably, this portfolio excludes storage assets related to Defence or culture.

Figure 11: Logistics and Storage Portfolio Summary

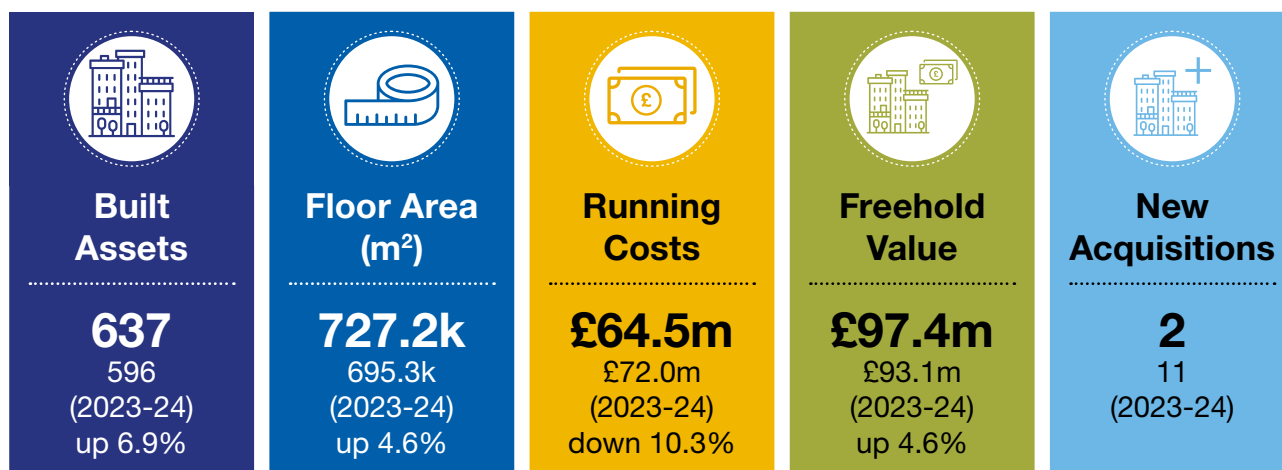


Table 11: Logistics and Storage Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	585	596	637	6.9%
Total Floor Area [note 1]	m²	649.8k	695.3k	727.2k	4.6%
Freehold	m ²	132.5k	133.0k	140.4k	5.5%
Leasehold	m ²	514.4k	559.3k	582.4k	4.1%
PFI	m ²	0.0k	0.0k	0.0k	-
Other	m ²	2.9k	2.9k	4.4k	54.1%
Vacant Floor Area	m²	3.5k	42.1k	3.3k	-92.2%
Surplus Floor Area [note 2]	m²	3.3k	40.9k	4.3k	-89.6%
Freehold Value [note 3]	£	90.9m	93.1m	97.4m	4.6%
Total Running Costs [note 4]	£	62.0m	72.0m	64.5m	-10.3%
Annual Rent for Leaseholds [note 4]	£	22.5m	27.3m	24.5m	-10.5%
Annual Rates	£	9.2m	10.4m	9.9m	-4.0%
Security Costs	£	2.5m	3.5m	3.3m	-5.2%
Soft FM	£	6.5m	13.4m	10.6m	-20.7%
Hard FM [note 5]	£	8.7m	8.7m	8.3m	-4.5%
Other Costs	£	12.5m	8.7m	7.9m	-9.1%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Number of Buildings Requiring an EPC	Number	67	87	214	146.0%
Number of Buildings EPC A–C	Number	31	28	30	7.1%
New Acquisitions [note 6]	Number	8	11	2	[z]
Number of Disposals [note 7]	Number	0	1	0	[z]
Disposal Proceeds [note 7]	£	0.0k	7.1m	0.0k	[z]

The Logistics and Storage portfolio held 637 properties in 2024-25, a 6.9% increase on the prior year. The rise reflects the inclusion of ALBs that are not new but were previously missed in the prior year due to data collection gaps. It was offset by reductions in assets held by NHS Property Services through leasehold disposals, as well as leasehold exits affecting HM Revenue and Customs, and the Victoria and Albert Museum. Taken together, these movements resulted in a smaller total asset count across the portfolio.

Total floor area increased by 4.6% to 727.2k m², driven by the re-categorisation of the portfolio and the inclusion of ALBs that were not new but had previously been overlooked. These increases were offset by disposals and leasehold terminations across NHS Property Services, HM Revenue and Customs, the Land Registry, and the Victoria and Albert Museum. The increase in footprint is consistent with the change in asset numbers and indicates a consolidation of the portfolio compared with the previous reporting year.

Total asset value increased by 4.6%, which was offset by a 19% reduction in NHS Property Services asset value and a 67% reduction in HM Revenue and Customs asset value. These reductions in asset value are due to the factors mentioned above.

Vacant floor area and surplus floor space decreased by 92.2% and 89.6%, respectively. These decreases are attributed to disposals, improved data quality and the end of leases.

Leasehold rent expenditure fell by 10.5%, with decreases recorded at the Vehicle Certification Agency and NHS Property Services (as a result of disposals), and at DfT Central and the Land Registry due to asset reclassification and leasehold changes. Running costs decreased by 10.3%, with reductions reported across several organisations, including the Land Registry, HM Revenue and Customs, NHS Property Services, DfT Central, the Government Property Agency, the Driver and Vehicle Standards Agency and the Home Office. These decreases were linked to disposals, leasehold exits, asset reclassifications, category reallocations, lower-than-expected dilapidation settlements, and rate refunds.

2.9 Office Portfolio

The Government Property Agency (GPA) is the public sector property holding company responsible for delivering the Government's property agenda across much of 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 12: Office Portfolio Summary

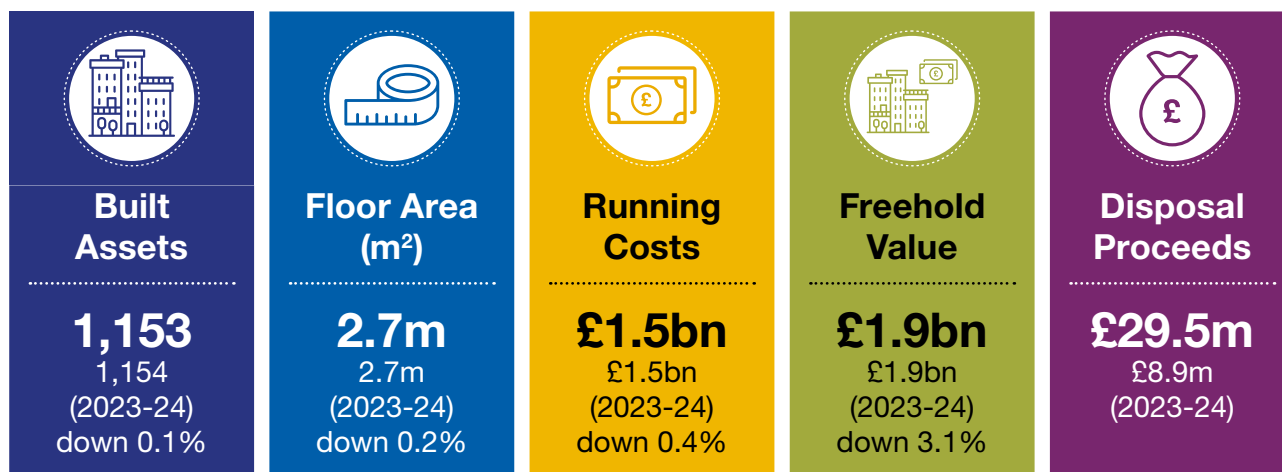


Table 12: Office Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	1,216	1,154	1,153	-0.1%
Total Floor Area [note 1]	m²	2.9m	2.7m	2.7m	-0.2%
Freehold	m ²	621.2k	576.6k	620.9k	7.7%
Leasehold	m ²	2.1m	1.9m	1.8m	-2.7%
PFI	m ²	247.4k	242.7k	242.0k	-0.3%
Other	m ²	7.8k	9.0k	12.1k	34.5%
Vacant Floor Area	m²	66.4k	99.8k	149.8k	50.2%
Surplus Floor Area [note 2]	m²	126.2k	106.7k	107.2k	0.4%
Freehold Value [note 3]	£	1.7bn	1.9bn	1.9bn	-3.1%
Total Running Costs [note 4]	£	1.5bn	1.5bn	1.5bn	-0.4%
Annual Rent for Leaseholds [note 4]	£	542.5m	543.6m	539.4m	-0.8%
Annual Rates	£	226.3m	255.0m	243.5m	-4.5%
Security Costs	£	63.8m	72.6m	72.4m	-0.3%
Soft FM	£	189.0m	188.4m	180.1m	-4.4%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Hard FM [note 5]	£	158.4m	164.7m	181.0m	9.9%
Other Costs	£	337.4m	322.2m	323.3m	0.4%
Number of Buildings Requiring an EPC	Number	840	841	877	4.3%
Number of Buildings EPC A-C	Number	442	479	471	-1.7%
New Acquisitions [note 6]	Number	25	30	56	[z]
Number of Disposals [note 7]	Number	6	5	9	[z]
Disposal Proceeds [note 7]	£	12.8m	8.9m	29.5m	[z]

The Office portfolio's built assets remained steady at 1,153 properties in 2024-25; the floor area remained consistent at 2.7 million m². Although the Government Property Agency (GPA) disposed of 21 office assets during the year, 56 new assets were also added, resulting in no change to the portfolio's floor area composition. Surplus floor area increased by 0.4%, and vacant space rose significantly by 50.2%, due to the onboarding of properties with existing vacant space, capital projects not yet occupied, space handed back to GPA, planned exits awaiting disposal, and vacant space in properties undergoing refurbishment.

Running costs for the portfolio declined by 0.4% to £1.5 billion in 2024-25. Within this total, the annual rates decreased by 4.5%, and Soft FM by 4.4%. These reductions were offset by a 9.9% rise in Hard FM, while other costs increased by 0.4%, in line with inflationary and cost-of-service pressures. Conversely, annual rent fell by 0.8%, linked to the disposal of leasehold assets and lease terminations.

Overall, the data indicates a portfolio undergoing estate transformation, with reductions in built assets and floor area occurring alongside a substantial increase in unoccupied space. These cost movements reflect shifting expenditure patterns, with inflationary increases in core operating categories partially offset by reductions in rent. The large rise in vacant space indicates a potential lag between acquisitions, disposals and occupancy, which warrants further examination.

2.10 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 13: Overseas Portfolio Summary

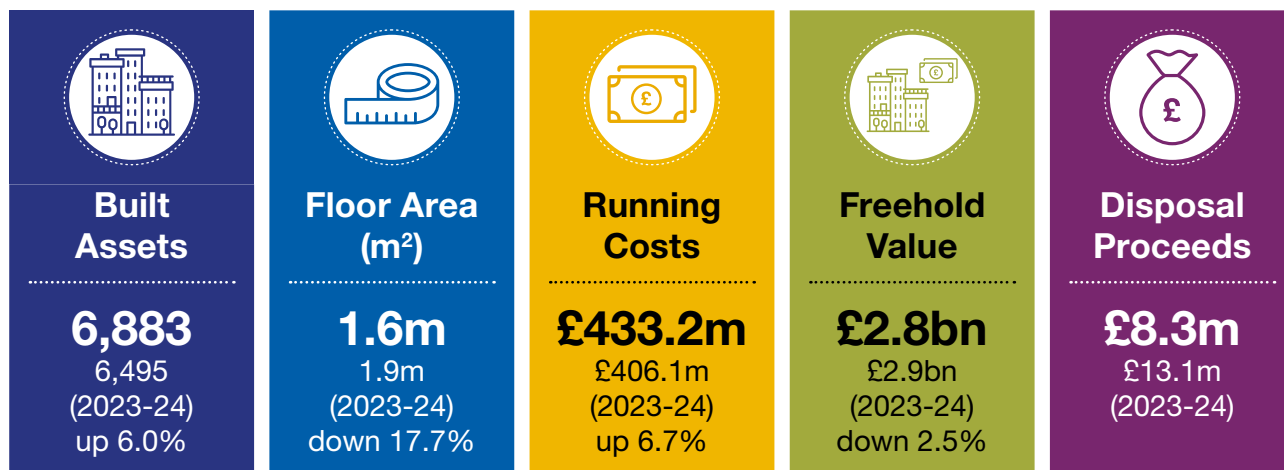


Table 13: Overseas Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	6,354	6,495	6,883	6.0%
Total Floor Area [note 1]	m²	1.8m	1.9m	1.6m	-17.7%
Freehold	m ²	538.7k	544.2k	520.1k	-4.4%
Leasehold	m ²	1.2m	1.3m	981.8k	-24.0%
PFI	m ²	7.9k	7.9k	7.9k	0.0%
Other	m ²	42.8k	44.1k	42.8k	-3.0%
Vacant Floor Area	m²	0.0k	1.9k	1.9k	0.0%
Surplus Floor Area [note 2]	m²	0.0	0.0	0.0	-
Freehold Value [note 3]	£	2.6bn	2.9bn	2.8bn	-2.5%
Total Running Costs [note 4]	£	382.6m	406.1m	433.2m	6.7%
Annual Rent for Leaseholds [note 4]	£	145.8m	141.8m	145.2m	2.4%
Annual Rates	£	18.9k	2.3m	3.8m	61.5%
Security Costs	£	0.0k	77.7m	87.3m	12.4%
Soft FM	£	569.3k	64.2m	64.8m	0.9%
Hard FM [note 5]	£	235.8m	120.0m	132.0m	10.0%
Other Costs	£	351.4k	72.3k	201.5k	178.9%
Number of Buildings Requiring an EPC	Number	0	0	0	-
Number of Buildings EPC A-C	Number	0	0	0	-

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
New Acquisitions [note 6]	Number	0	11	3	[z]
Number of Disposals [note 7]	Number	11	14	6	[z]
Disposal Proceeds [note 7]	£	695.5m	13.1m	8.3m	[z]

The Overseas portfolio recorded minimal material change in 2024-25; however, improvements in record keeping, primarily by the Foreign, Commonwealth & Development Office (FCDO), resulted in updated reporting of assets and floor area.

The number of built assets increased by 6.0% to 6,883, while total floor area decreased by 17.7% to 1.6 million m². These movements reflect updates to FCDO's records rather than significant changes to the physical estate. FCDO Core, which accounts for 84.2% of the Overseas portfolio floor area, and FCDO British Council, which accounts for 14.4%, both reported updates following a programme of maintenance inspections across several geographic regions, including the Americas and Africa. This process confirmed the status of properties already recorded, and identified several ancillary structures that had not previously been captured.

Leasehold floor area decreased by 24.0%, which FCDO Core attributes to improvements in data accuracy and reclassification activity. No single definitional factor has been identified for this change, which is consistent with enhanced validation of records.

Running costs for the portfolio were £433.2 million in 2024-25, an increase of 6.7%, largely driven by increases in Rates, Security Costs and Hard FM Costs (Fixed) reported by FCDO.

The Overseas portfolio recorded 6 disposals in 2024-25, generating £8.3 million and contributing to a 4.4% reduction in freehold floorspace.

2.11 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 14: Prison Portfolio Summary

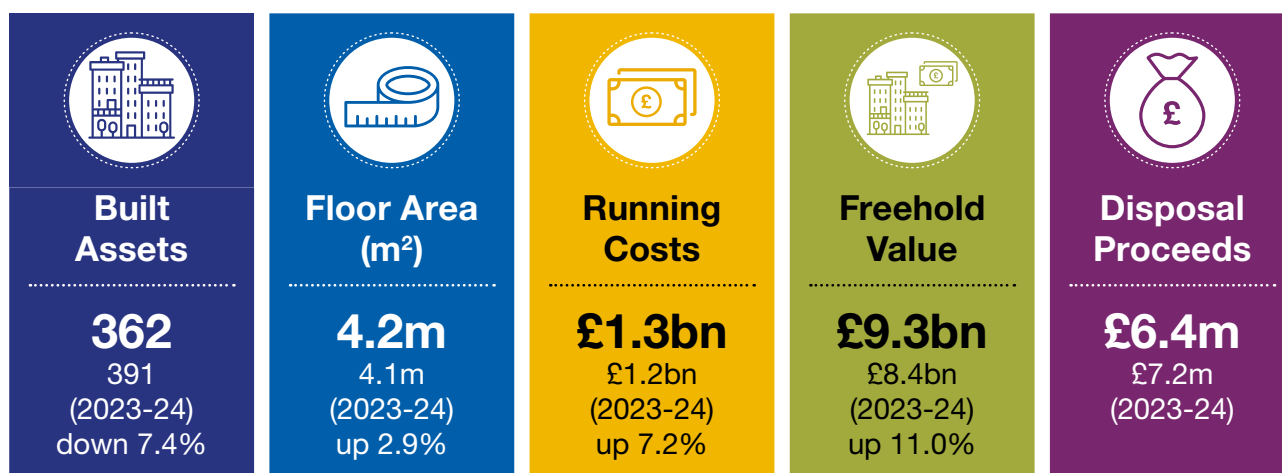


Table 14: Prison Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	383	391	362	-7.4%
Total Floor Area [note 1]	m²	4.0m	4.1m	4.2m	2.9%
Freehold	m ²	4.0m	4.0m	4.1m	3.0%
Leasehold	m ²	33.8k	39.4k	38.6k	-2.1%
PFI	m ²	0.0k	0.0	0.0	-
Other	m ²	26.6	691.6	13.3	-98.1%
Vacant Floor Area	m²	0.0k	0.0k	0.0k	-
Surplus Floor Area [note 2]	m²	28.0k	28.0k	0.7k	-97.5%
Freehold Value [note 3]	£	7.8bn	8.4bn	9.3bn	11.0%
Total Running Costs [note 4]	£	1.2bn	1.2bn	1.3bn	7.2%
Annual Rent for Leaseholds [note 4]	£	1.4m	1.9m	880.3k	-53.7%
Annual Rates	£	45.2m	51.8m	52.7m	1.6%
Security Costs	£	11.4m	11.7m	8.9m	-24.4%
Soft FM	£	38.8m	39.7m	40.1m	0.8%
Hard FM [note 5]	£	205.8m	210.7m	248.3m	17.8%
Other Costs	£	853.9m	883.5m	934.7m	5.8%
Number of Buildings Requiring an EPC	Number	28	31	3	-90.3%
Number of Buildings EPC A-C	Number	1	2	2	0.0%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
New Acquisitions [note 6]	Number	0	0	0	[z]
Number of Disposals [note 7]	Number	5	3	7	[z]
Disposal Proceeds [note 7]	£	973.8k	7.2m	6.4m	[z]

The Prison portfolio recorded a 7.4% decrease in the number of assets, alongside a 2.9% increase in total floor area to 4.2 million m². The combination of disposals and new builds resulted in fewer sites but more operational space, as evidenced by the addition of two newly constructed prisons. Freehold value increased by 11.0%, as a result of growth in total floor area and the addition of new assets.

This shift reflects a measurable change in the portfolio's composition: estate scale has become more concentrated in fewer, larger assets, as shown by the simultaneous fall in asset count and rise in floor area and valuation.

Running costs increased by 7.2%, with Hard FM and Other Costs showing the largest uplifts. With both cost and floor area rising, the data indicates a higher overall cost and a change in cost distribution, particularly toward FM-related expenditure.

2.12 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 15: Probation Portfolio Summary

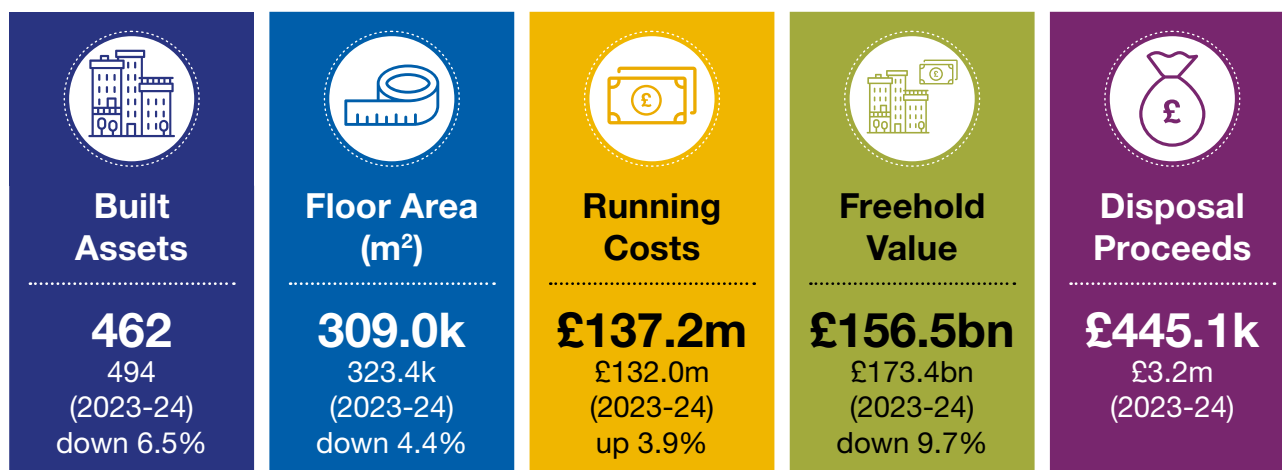


Table 15: Probation Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	500	494	462	-6.5%
Total Floor Area [note 1]	m²	317.8k	323.4k	309.0k	-4.4%
Freehold	m ²	124.4k	121.5k	117.3k	-3.5%
Leasehold	m ²	187.7k	197.3k	189.1k	-4.2%
PFI	m ²	0.0k	0.0k	0.0k	-
Other	m ²	5.7k	4.5k	2.6k	-41.5%
Vacant Floor Area	m²	6.7k	4.7k	2.9k	-38.3%
Surplus Floor Area [note 2]	m²	0.0k	0.0	0.0	-
Freehold Value [note 3]	£	171.0m	173.4m	156.5m	-9.7%
Total Running Costs [note 4]	£	133.6m	132.0m	137.2m	3.9%
Annual Rent for Leaseholds [note 4]	£	23.3m	21.8m	24.4m	12.0%
Annual Rates	£	10.4m	11.4m	11.3m	-1.0%
Security Costs	£	1.5m	1.8m	1.7m	-2.4%
Soft FM	£	10.9m	11.7m	11.6m	-0.8%
Hard FM [note 5]	£	87.0m	83.5m	87.4m	4.7%
Other Costs	£	587.4k	1.8m	728.4k	-59.5%
Number of Buildings Requiring an EPC	Number	191	209	186	-11.0%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Number of Buildings EPC A-C	Number	86	100	90	-10.0%
New Acquisitions [note 6]	Number	7	9	3	[z]
Number of Disposals [note 7]	Number	2	4	1	[z]
Disposal Proceeds [note 7]	£	894.1k	3.2m	445.1k	[z]

The Probation portfolio recorded a 6.5% reduction in built assets and a 4.4% reduction in floor area. Three acquisitions were made, while exits reduced vacant space by 38.3%, resulting in a smaller but more fully utilised estate. The data shows that footprint reduction and vacancy reduction occurred in parallel, indicating a tightening of overall estate capacity.

With fewer total assets and lower vacancy, the portfolio’s relative utilisation improved, based on occupied versus unoccupied floor space. This represents a measurable shift in estate usage during the reporting period.

Total running costs increased by 3.9%, reflecting higher staffing, FM and lease-related costs. When set against the 4.4% contraction in footprint, this results in a higher cost per m², driven by inflationary and contractual pressures rather than changes in estate scale.

2.13 Schools Portfolio

The Schools portfolio comprises state-funded educational establishments providing nursery, primary or secondary-phase education, and some further education establishments (but not privately owned and operated nursery schools that do not share their buildings with schools). These include infant, junior and middle-deemed primary schools; secondary schools, middle-deemed secondary schools, sixth-form centres, and sixth-form colleges; and short-stay/pupil referral units,³ special schools and special colleges. Department for Education (DfE) data does not include education settings in Wales, Scotland or Northern Ireland, and these are therefore excluded from the scope of the Schools portfolio.

The DfE provides funding for improvement of the condition of school buildings and surrounding grounds in England. However, the DfE is not the custodian of the school estate and does not collect a full dataset on land ownership for all schools. Responsibility for the school estate sits with responsible bodies. The identity of the responsible body will depend on the type of school, but in the majority of cases will be the local authority, academy trust or governing body. These bodies usually have legal responsibility for the land and buildings, and also have responsibilities to the freeholder of the land. A significant portion of the school estate is located on charitable (rather than public) land.

Figure 16: Schools Portfolio Summary

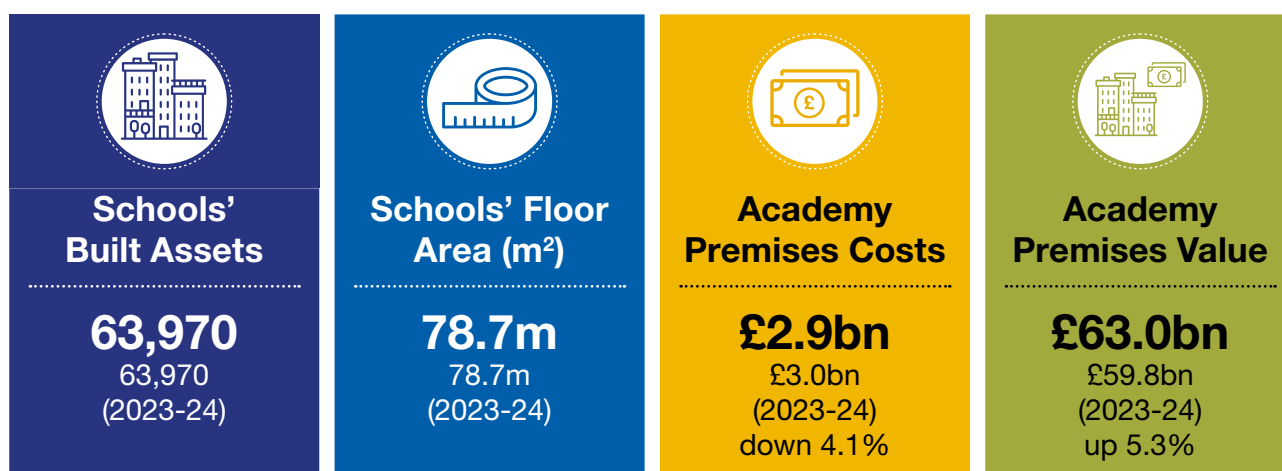


Table 16a: Schools Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	63,970	63,970	63,970	0.0%
Total Floor Area [note 1]	m ²	78.7m	78.7m	78.7m	0.0%

Data on the number and total floor area of all state-funded schools is drawn from the Condition Data Collection (CDC). The CDC is a five-yearly programme, and data sourced from the CDC is updated at that frequency, with the most recent update in 2021 and based on information collected in the period 2017-19. Acquisitions and disposals information is not reported for the

³ Including alternative provision free schools and academies.

school estate, as schools do not form part of the Government Estate and are therefore out of scope of the Office of Government Property reporting pipelines.

The gross internal floor area (GIFA) measurement in CDC is a calculation of the total floor area in a school. The CDC GIFA is the area of a building, measured from Ordnance Survey (OS) information, using the external face of the perimeter walls at each floor level, which includes areas such as those occupied by internal walls and partitions. The GIFA calculation is not based upon the Royal Institution of Chartered Surveyors (RICS) definition of GIFA (which would, for example, discount external wall thickness) but is taken from OS-based information and consequently a +/- 10% tolerance is allowed, given the limitations of site measurement and the base information from which measurement is taken.

Table 16b: Academies Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022/23	2023/24	2024/25	Change 2023/24 to 2024/25 [note 9]
Academy Premises Value [note 12]	£	57.9bn	59.8bn	63.0bn	5.3%
Academy Premises Costs [note 13]	£	2.6bn	3.0bn	2.9bn	-4.1%

Valuation data and premises costs are available for academies only.⁴ This reporting is on an academic year basis (September–August), in line with academies' financial reporting period. The most recent update relates to data for the academic year to 31 August 2024.

The valuation data included in the return has been represented to reflect the valuations as recognised in the academy trusts' own accounts. This has been done with the agreement of the Cabinet Office to remove the impact of IFRS 16, which is included in the academies sector annual reports and accounts (SARA). Questions of tenure type and land ownership for school premises are complex, so this value will largely reflect sites occupied on a freehold or virtual freehold basis only and will exclude assets occupied under shorter lease terms or alternative forms of tenure.

From this year, figures on running costs are based on information reported in academy trusts' annual accounts through the Trust Online Form, with information for prior years also provided on a like-for-like basis. This has been done to more closely model the cash running costs for academy trusts. This data provides an accurate assessment of total running costs, but does not allow a further breakdown. Data published in previous versions of this report was drawn from the Academies Consolidated Annual Report and Accounts, and so is not directly comparable.

There has been a year-on-year increase in the number of schools classified as academies. Academy valuation data and premises costs are therefore not directly comparable over time due to year-on-year increases in the number of schools included.

⁴ There has been a year-on-year increase in the number of schools classified as academies. Academy valuation data and premises costs are therefore not directly comparable over time due to year-on-year increases in the number of schools included.

2.14 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 17: Science Portfolio Summary

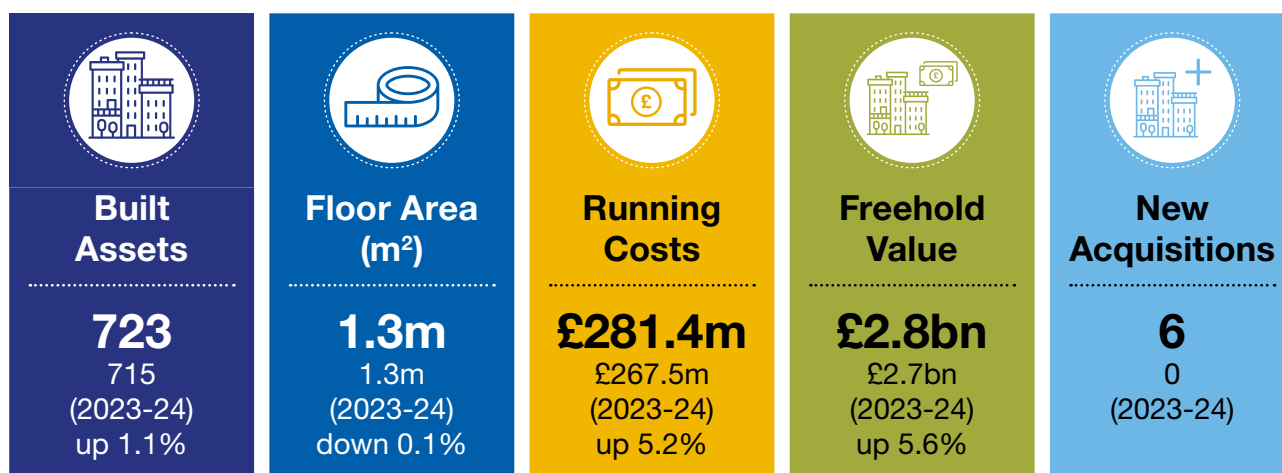


Table 17: Science Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	717	715	723	1.1%
Total Floor Area [note 1]	m²	1.3m	1.3m	1.3m	-0.1%
Freehold	m ²	1.0m	1.0m	1.0m	2.1%
Leasehold	m ²	261.9k	240.3k	217.6k	-9.4%
PFI	m ²	16.1k	16.1k	16.1k	0.0%
Other	m ²	25.4k	41.6k	41.6k	0.0%
Vacant Floor Area	m²	3.3k	3.3k	4.8k	45.4%
Surplus Floor Area [note 2]	m²	3.1k	3.1k	3.1k	0.0%
Freehold Value [note 3]	£	2.6bn	2.7bn	2.8bn	5.6%
Total Running Costs [note 4]	£	228.0m	267.5m	281.4m	5.2%
Annual Rent for Leaseholds [note 4]	£	10.1m	9.7m	7.3m	-25.0%
Annual Rates	£	28.4m	28.9m	32.5m	12.6%
Security Costs	£	9.7m	10.1m	10.6m	4.8%
Soft FM	£	78.7m	115.2m	119.0m	3.3%
Hard FM [note 5]	£	72.8m	72.1m	72.1m	0.0%
Other Costs	£	28.2m	31.5m	39.8m	26.4%
Number of Buildings Requiring an EPC	Number	109	103	106	2.9%
Number of Buildings EPC A-C	Number	64	66	67	1.5%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
New Acquisitions [note 6]	Number	13	0	6	[z]
Number of Disposals [note 7]	Number	0	0	0	[z]
Disposal Proceeds [note 7]	£	0.0k	0.0k	0.0k	[z]

In 2024-25, the Science portfolio comprised 723 built assets, representing a 1.1% increase from the previous year. The total floor area remained largely stable at 1.3 million m².

While surplus floor area was unchanged, vacant floor area rose from 3,330 m² to 4,843 m², reflecting a 45.4% increase. This is driven by one of the portfolio's largest tenants entering administration. This resulted in a significant amount of previously occupied space being returned to departmental management.

The freehold value of the portfolio increased by 5.6%, rising to £2.8 billion. This uplift reflects wider property market movements and a re-evaluation of assets held by the UK Atomic Energy Authority (UKAEA), including an increase in value of £76.6 million (+9.8%).

Total running costs increased to £281.4 million, a 5.2% rise compared with the previous year's £267.5 million. This increase was driven by several factors: higher energy and utility costs, general inflation, and new UKAEA buildings being rated higher than previously estimated. Additional cost pressures arose from mitigation works to address condition issues at Culham, resulting in increased Hard and Soft FM costs.

Overall, the data indicates a year characterised by stable asset numbers and floor area, with increases in vacant space and running costs linked to specific tenant changes and contractual requirements.

2.15 Remaining Estate Portfolio

The Remaining Estate portfolio covers a wide variety of diverse asset types. It is described as a portfolio for properties which departments cannot categorise into any other portfolios, providing a necessary umbrella for properties where a breakdown of the estate cannot be achieved, such as those with mixed functions of operational or multi-purpose assets. The portfolio comprises a wide-ranging inventory of properties, spanning residential, commercial, industrial and secure governmental facilities for diverse operational, living, and public service purposes.

Figure 18: Remaining Estate Portfolio Summary

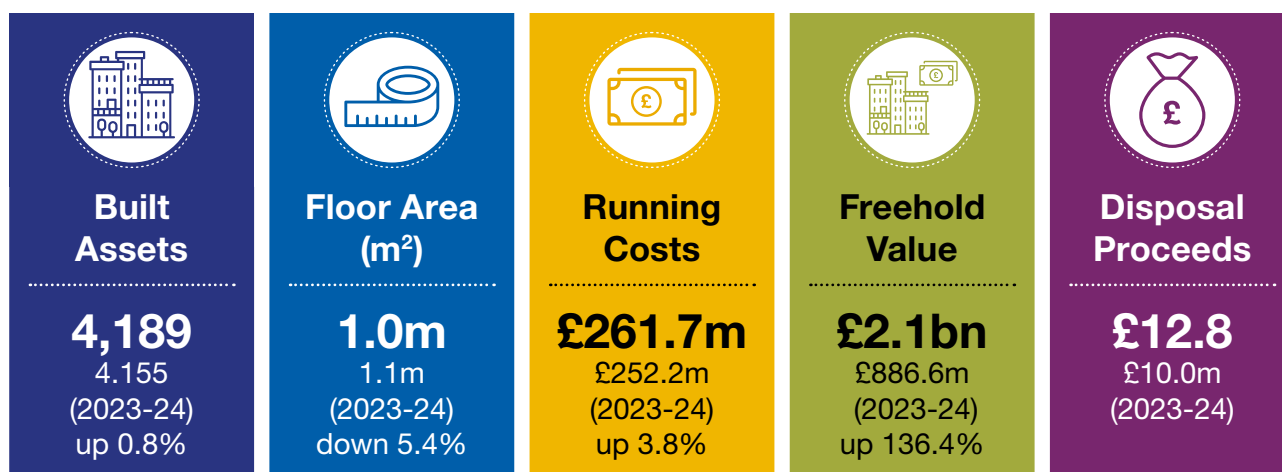


Table 18: Remaining Estate Portfolio Summary

Appendix D contains notes relevant to this data table

Symbols used within this table: [z] = Not applicable

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Built Assets	Number	4,057	4,155	4,189	0.8%
Total Floor Area [note 1]	m²	1.0m	1.1m	1.0m	-5.4%
Freehold	m ²	620.1k	661.6k	642.1k	-2.9%
Leasehold	m ²	279.1k	280.4k	242.4k	-13.6%
PFI	m ²	0	0	0	-
Other	m ²	131.8k	122.1k	121.9k	-0.1%
Vacant Floor Area	m²	2.9k	2.4k	2.1k	-12.3%
Surplus Floor Area [note 2]	m²	13.5k	22.9k	20.1k	-12.2%
Freehold Value [note 3]	£	881.7m	886.6m	2.1bn	136.4%
Total Running Costs [note 4]	£	225.0m	252.2m	261.7m	3.8%
Annual Rent for Leaseholds [note 4]	£	56.8m	55.1m	49.0m	-11.0%
Annual Rates	£	26.5m	32.8m	29.1m	-11.0%
Security Costs	£	5.4m	8.5m	6.7m	-20.6%
Soft FM	£	30.0m	46.7m	41.3m	-11.5%
Hard FM [note 5]	£	86.5m	88.3m	110.1m	24.7%

Value	Unit	2022-23	2023-24	2024-25	Change 2023-24 to 2024-25 [note 9]
Other Costs	£	19.7m	20.9m	25.4m	21.5%
Number of Buildings Requiring an EPC	Number	2,046	2,164	2,336	7.9%
Number of Buildings EPC A–C	Number	551	416	449	7.9%
New Acquisitions [note 6]	Number	69	73	87	[z]
Number of Disposals [note 7]	Number	20	26	27	[z]
Disposal Proceeds [note 7]	£	47.8m	10.0m	12.8m	[z]

In 2024-25, the portfolio included 4,189 built assets, representing a slight increase compared with the 4,155 assets in the previous year. Five organisations did report a decrease in the number of built assets, and also British Transport Police reclassified 141 built assets into the Infrastructure, Office and Science portfolios. These decreases were offset by Forestry Commission and Driver and Vehicle Standard Agency refining their reporting accuracy, which caused the additional assets to be included, creating an overall increase of 34 built assets.

Total floor area reduced by 5.4% to approximately 1 million m². This reduction was seen across all holding types, with freehold floor area falling by 2.9%, mainly due to Network Rail assets removed, and leasehold floor area decreasing by 13.6% mainly due to those same British Transport Police assets being reclassified.

A reduction in Vacant Floor Area was observed, down 12.3% to 2.1k m². Surplus Floor Area also decreased by 12.2% to 20.1k m². This efficiency was driven by the disposal of unused space.

Total Running Costs for the portfolio increased by 3.8%, totalling £261.7 million for the year. The main drivers of this cost increase were a 24.7% increase in Hard FM costs, up to £110.1 million, and a 21.5% increase in Other Costs, up to £25.4 million. While 11 organisations showed either no change or decreases in their Hard FM costs, these did not offset the large increases which were reported by Home Office and High Speed 2. The High Speed 2 increases were caused by the preservation and renovation of vacant properties, and Home Office reported increases caused by contract extensions, a programme of works across multiple sites, and costs against a number of new sites. Annual Rates, Security and Soft FM all saw a reduction of between 11.0% to 20.6%.

The portfolio recorded 87 new acquisitions, with 32 of those acquired by Home Office and 21 by High Speed 2.

The valuation of the portfolios freehold estate reported a substantial increase of 136.4%. This increase was driven by Home Office, which reported valuations going up following the revaluation of several properties and by High Speed 2, which provided a value to their freehold estate for the first time.

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.

3.1 Data Collection

Data Commission

In 2020-21, the Office of Government Property (OGP) expanded the data collection from the small general purpose or the central civil estate⁵ (primarily offices) to the whole of the Government Estate. The expansion was enabled by data commissioned at an aggregated portfolio level on the Government Estate. Data is commissioned from central government departments, executive agencies, executive non-departmental public bodies, and government companies. In 2024-25, 137 organisations have provided data.

The following data was collected through the commission for 2024-25:

- Aggregate data, as contained in the accompanying data tables on Gov.uk, for each portfolio, in each organisation
- Revisions to previous years' 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. From 2022-23, this data has been collected and is presented in this report.

Disposals

From 2022-23, property disposal data has been collected outside of the above commission as part of the OGP Disposals Programme. Summary data on unconditional sales from 2022-23 only is aggregated at portfolio level for presentation in this publication.

Scope

These portfolios typically cover central government-managed property throughout the United Kingdom and overseas. Estates managed by the devolved administrations are out of scope.

⁵ 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.

3.2 Quality Assurance

The OGP set the standard of reporting supported by the Property Data Standard.⁶ 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 Frequently Asked Questions, that methods, processes and practices are consistent as far as practicable.

3.3 Data Analysis

To ensure accurate real-term cost comparison, this report utilises a revised inflation methodology aligned with specific Property Data Management definitions.

Following the Office of National Statistics (ONS) corrections to the Services Producer Price Index (SPPI) methodology, we transitioned from aggregate SPPI headline inflation measures to a Granular Deflator Approach. This method maps distinct ONS indices to their corresponding cost drivers: using specific service lines (e.g. Cleaning Services) for Soft FM, Construction Output Price Indices for Hard FM, and Market Rental Value indices for Rent. Business Rates are adjusted via actual tax multipliers to reflect historical freezes.

Inflation multipliers used are referencing quarterly index values as at March each year [note 14]

(Asset) values have not been inflation adjusted.

Table 19: Data Analysis Summary

GovS 004 Data Field	Index	Code	Release	Status
Soft FM	Cleaning Services	SPPI CPA 81.2 – I2AG	202509	Official Statistics
Hard FM	Repair & Maintenance: Public Non-Housing	Construction Output Price Indices (OPI), Repair & Maintenance Index, Non-domestic	13/11/2025	Accredited Statistics
Security Cost	Security and Investigation Services	SPPI CPA 80.10 – I29V	202509	Official Statistics
Other Cost	Cleaning Services	SPPI CPA 81.2 – I2AG	202509	Official Statistics
Annual Rent	Rental of Real Estate	SPPI CPA 68.2 – HSFP	202509	Official Statistics
Annual Rate	Business Rates Multiplier	Standard Multiplier	25/26 Multipliers	UK Gov published multiplier

⁶ Government Property Data Standard

GovS 004 Data Field	Index	Code	Release	Status
Academy Premises Cost	GDP deflators at market prices, and money GDP	Standard Multiplier	September 2025	Official Statistics

Construction Output Price Indices (OPIs): They cover components such as new work, repair and maintenance (and an overall “all work” index). OPIs are used as a measure of inflation in construction activity and to index or deflate construction output in GDP estimates and contracts.

Classification of Products by Activity (CPA): It uses a hierarchical four-digit coding system (section, division, group, class) to group products according to their production purpose rather than the industry producing them.

Gross Domestic Product (GDP) is the total market value of all final goods and services produced within a country’s borders in a given period (typically a quarter or a year).

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.

Services Producer Price Inflation (SPPI): Estimates monitoring the changes in prices charged for services provided to UK-based customers for a range of industries.

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: 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.⁷

EUV: 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.⁸

⁷ RICS Valuation – Red Book

⁸ RICS Valuation Standards – 1st Edition

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 limitations 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 the reporting of value across the estate. The guidance highlighted that only the 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 (m²), Net Internal Area (NIA).
2. Defence portfolio: in m², Gross External Area (GEA).
3. Schools portfolio: in m², Condition Data Collection Gross Internal Floor Area (CDC GIFA). CDC GIFA is the area of a building, measured from Ordnance Survey (OS) information, using the external face of the perimeter walls at each floor level, which includes areas such as those occupied by internal walls and partitions. The GIFA calculation is taken from Ordnance Survey (OS)-based information and consequently a +/- 10% tolerance is allowed, given the limitations of site measurement and the base information from which measurement is taken.
4. All other portfolios: in m², Gross Internal Area (GIA).

GIA:⁹ 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 m² 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 on

⁹ RICS – Code of Measuring Practice

a property level basis (rather than individual building level), and 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.¹⁰ Data conversions are approximate (as precise factors do not exist). The following factors have been applied:

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

In 2024-25, 2.1% of total floor area was converted using a conversion factor. Conversions took place within the following portfolios:

Table 20: Floor Area Conversions 2024-25

Portfolio	% Floor Area Converted	% of Total Estate Floor Area
Cultural Assets	40%	0.5%
Infrastructure	12%	0.3%
Logistics and Storage	48%	0.2%
Offices	12%	0.3%
Overseas	94%	0.1%
Science	28%	0.3%
Remaining Estate	64%	0.4%

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 Standard¹¹ recommends use of the International Property Measurement Standard (IPMS)¹² when measuring floor space. All new surveys are expected to follow IPMS. Recording to the old standards (generally RICS Code of Measuring Standard 6th edition - 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

¹⁰ [Employment Densities Guide](#)

¹¹ [Government Property Data Standard](#)

¹² [IPMS](#)

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 data is collected through the Efficiency and Disposal programme in the Office of Government Property. Disposal information for 2024-25 reflects 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.

A wider definition for recording receipts from disposals was used in 2020-21 and 2021-22 when the Disposals programme was not active. This wider definition included exits from leasehold properties, and as such the data on government disposals for those two years is not directly comparable with the disposals data collected since 2022-23. Previous years' data is therefore presented in this report from 2022-23 only.

Impact of IFRS16

The IFRS 16 accounting standard for leases has been adopted by departments from 1 April 2022.¹³

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

For a limited number of organisations, 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.

¹³ Consolidated Budgeting Guidance, [supplementary IFRS 16 budgeting guidance](#)

The estimated running cost breakdowns comprise only 0.07% of the estate's total running costs. Organisations and portfolios for which estimates have been applied are presented below:

Table 21: Apportioned Costs 2024-25

Organisation	Portfolio Type
Department for Transport (DfT) Central	Science
Department for Transport (DfT) Central	Offices
Ministry of Housing, Communities and Local Government Regulator of Housing	Offices
Food Standards Agency	Offices
Department for Culture, Media and Sport – Sport England	Remaining Estates

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 comprises state-funded educational establishments providing nursery, primary- or secondary-phase education, and some further education establishments (but not privately owned and operated nursery schools that do not share their buildings with schools). The scope of this report includes data on the number and floor area of such state-funded settings in England. Department for Education (DfE) data does not include education settings in Wales, Scotland or Northern Ireland, and these are therefore excluded from the scope of the Schools portfolio.

The DfE is not the custodian of the school estate and does not collect a full dataset on land ownership for all schools. The responsibility for the school estate sits with responsible bodies. The identity of the responsible body will depend on the type of school, but in the majority of cases will be the local authority, academy trust or governing body. These bodies usually have legal responsibility for the land and buildings, and also have responsibilities to the freeholder of the land. A significant portion of the school estate is situated on charitable (rather than public) land.

This report includes data on the number and floor area of all state-funded schools in England for which data was reported through the Condition Data Collection (CDC); this is a five-yearly programme, and data sourced from the CDC is updated at that frequency, with the most recent update in 2021 and based on information collected in the period 2017-20. Its coverage includes:

- Infant, junior and middle-deemed-primary schools;
- Secondary schools, middle-deemed-secondary schools, sixth-form centres and sixth-form colleges; and
- Short-stay/pupil referral units,¹⁴ special schools and special colleges.

¹⁴ Including alternative provision free schools and academies.

Other education settings, including privately owned and operated nursery schools that did not share their buildings with schools, are not included. Full information on the CDC programme scope can be found in the CDC1 Programme Guide.¹⁵

Valuation data and premises costs are available for academies only.¹⁶ From this year, these figures are based on information reported in academy trusts' annual accounts through the Trust Online Form on an academic year (September–August) basis, with information from prior years also reported on a like-for-like basis. Data published in previous versions of this report has been drawn from the Academies Consolidated Annual Report and Accounts, and so is not directly comparable. This has been done to more closely model the cash running costs for academy trusts.

Acquisition and disposal information is not reported for the school estate, as schools do not form part of the Government Estate and are therefore out of scope of the Office of Government Property reporting pipelines.

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, is not recorded as separate land assets. This change was introduced as part of continuous improvements to improve consistency in land asset reporting. Land assets have been measured in hectares.

Infrastructure and Overseas Portfolios

The Infrastructure and Overseas portfolios were introduced in the 2021-22 State of the Estate report.¹⁷ 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, interportfolio 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, whereas 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.

¹⁵ [CDC1 Programme Guide](#)

¹⁶ There has been a year-on-year increase in the number of schools classified as academies. Academy valuation data and premises costs are therefore not directly comparable over time due to year-on-year increases in the number of schools included. As of January 2025, 43.5% of all schools were academies.

¹⁷ [State of the Estate, 2023-24](#)

Year-on-year time series analysis of intra-portfolio change is consistent.

The data presented in this report covers the period 2021-22 to 2024-25.

3.4 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:

- **Additional data:** In case data is available, which was not available for previous publication, it is included.
- **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.

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-2023-24>

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://www.gov.uk/guidance/condition-data-collection-programme-information-and-guidance>

Consolidated Annual Report and Accounts

<https://www.gov.uk/government/publications/department-for-education-consolidated-annual-report-and-accounts-2023-to-2024>

NHS England Statistical Pages and NHS Digital Publications

A&E: [Statistics » A&E Attendances and Emergency Admissions](#)

Finished Admission Episodes (Inpatient): [Hospital Admitted Patient Care Activity – NHS England Digital](#)

Outpatient Activity: [Hospital Outpatient Activity – NHS England Digital](#)

Appendix B: Reporting Organisations

AGO	Attorney General's Office		
GLD	Government Legal Department	SFO	Serious Fraud Office
DBT	Department for Business and Trade		
BBB	British Business Bank	CH	Companies House
CMA	Competition and Markets Authority	GCA	Groceries Code Adjudicator
IS	Insolvency Service	HMLR	Land Registry
DESNZ	Department for Energy Security and Net Zero		
CNPA	Civil Nuclear Police Authority	Ofgem	Office of Gas and Electricity Markets
CH	Companies House	CCC	Climate Change Committee
NDA	Nuclear Decommissioning Authority	SF	Salix Finance
NSTA	North Sea Transition Authority	UKAEA	UK Atomic Energy Authority
GBE	Great British Energy – Nuclear		Mining Remediation Authority(The Coal Authority)
DSIT	Department for Science, Innovation and Technology		
ICO	Information Commissioner's Office	UKRI	UK Research and Innovation
IPO	Intellectual Property Office	UKSBS	UK Shared Business Services
Met Office	Met Office	UKSA	UK Space Agency
NPL	National Physical Laboratory	Ofcom	Office of Communications
PSA	Phone-paid Services Authority		
CO	Cabinet Office		
EHRC	Equality and Human Rights Commission	GPA	Government Property Agency
DCMS	Department for Culture, Media and Sport		
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	Horse Race Betting Levy Board	SMG	Science Museum Group
IWM	Imperial War Museum		Royal Armouries
MoH	Museum of the Home		Sir John Soane's Museum
NCS	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
RMG	Royal Museums Greenwich (National Maritime Museum)	UKAD	UK Anti Doping Authority
NML	National Museums Liverpool	UKS	UK Sport

Appendix B: Reporting Organisations

NPG	National Portrait Gallery	VAM	Victoria and Albert Museum
NHM	Natural History Museum	VB	Visit Britain
	Wallace Collection		
Defra	Department for Environment, Food and Rural Affairs		
Defra	Department for Environment, Food and Rural Affairs	FC	Forestry Commission
NFC	National Forest Company	NE	Natural England
RBG	Royal Botanical Gardens	SFIA	Sea Fish Industry Authority (Seafish)
EA	Environment Agency		
DfE	Department for Education		
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		
DfT	Department for Transport		
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		
DHSC	Department for Health and Social Care		
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
MHRA	Medicines, Healthcare Regulatory Agency		NHS Resolution
NICE	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		
DWP	Department for Work and Pensions		
DWP	Department for Work and Pensions	PO	The Pensions Ombudsman
HSE	Health and Safety Executive	PR	The Pensions Regulator
FSA	Food Standards Agency		
FCDO	Foreign, Commonwealth and Development Office		
BC	British Council	FCDO	Foreign, Commonwealth and Development Office
HMRC	HM Revenue and Customs		

Appendix B: Reporting Organisations

HMRC	HM Revenue and Customs	VOA	Valuation Office Agency
HMT	HM Treasury		
GAD	Government Actuary Department	RM	Royal Mint
NS&I	National Savings and Investment	UK DMO	UK Debt Management Office
HO	Home Office		
MHCLG	Ministry of Housing, Communities and Local Government		
MHCLG	Ministry of Housing, Communities and Local Government	RSH	Regulator of Social Housing
HE	Homes England	PI	Planning Inspectorate
LGSC	Local Government and Social Care Ombudsman	VTS	Valuation Tribunal Service
MOJ	Ministry of Justice		
MOD	Ministry of Defence		
NIO	Northern Ireland Office		
ONS	Office for National Statistics		
PHSO	Parliamentary Health Service Ombudsman		
SO	Office of the Secretary of State for Scotland		
UKEF	UK Export Finance		
WO	Office of the Secretary of State for Wales		

Notes:

- (a) 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.
- (b) 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.

Appendix C: Revisions

This publication contains revised figures each year where organisations have made changes to their previously reported data. A full list of revisions can be found alongside this publication at State of the Estate in 2024-25 on Gov.uk.

Appendix D: Notes on Portfolio Data Tables

Note Number	Text
note 1	Floor area measurements are presented according to the portfolio they belong to; Office and Jobcentre portfolios: measurements are in square metres (m ²), Net Internal Area (NIA); Defence portfolio: in m ² , Gross External Area (GEA); Schools portfolio, in Condition Data Collection Programme (CDC), Gross Internal Floor Area (GIFA); all other portfolios: in m ² , Gross Internal Area (GIA).
note 2	Surplus area is collected from 2021-22.
note 3	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.
note 4	To ensure accurate real-term cost comparison, this report utilises a revised inflation methodology aligned with specific Property Data Management definitions. Following Office for National Statistics (ONS) corrections to the Services Producer Price Index (SPPI) methodology, we transitioned from aggregate SPPI headline inflation measures to a Granular Deflator Approach. This method maps distinct ONS indices to their corresponding cost drivers: using specific service lines (e.g. SPPI Cleaning Services) for Soft FM, Construction Output Price Indices for Hard FM, and SPPI Market Rental Value indices for Rent. Business Rates are adjusted via actual tax multipliers to reflect historical freezes. Inflation multipliers used are referencing quarterly index values as at March each year [note 14]
note 5	Where costs cannot be easily separated into Soft and Hard FM, FM costs are reported under Hard FM.
note 6	The number of new acquisitions is collected from 2022-23.
note 7	Disposal information from 2022-23 onwards is collected through OGP's Efficiency and Disposal programme. These reflect gross capital receipts from the sale of property at the point where the sale is considered unconditional. A wider definition for recording receipts from disposals was used in 2020-21 and 2021-2022 when the E&D programme was not active. This wider definition permitted exits from leasehold properties, and as such, the 2024-25 data on government disposals is not directly comparable with that of the two previous years. Data from those two previous years is therefore not presented.
note 8	The premises cost data covers academies only, using information from their annual accounts for the academic year (September to August). The most current data is up to 31 August, 2024. Figures for 2022/23 and 2023/24 have been adjusted for inflation using the GDP index to accurately reflect running costs and align with Department for Education's (DfE) methodology. This data is provided by the DfE before consolidation, at the highest level of granularity possible.
note 9	Year-on-year changes are not displayed where comparisons are not like for like, for example, due to improvements in data quality or reporting.
note 10	Changes in Private Finance Initiative (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.
note 11	The Land portfolio, as reported since 2021-22, excludes land associated with buildings where that land could not be developed.
note 12	Valuation data relates to academies only and is reported on an academic year basis. This note applies only to the Academies 2022/23 to 2024/25 table

Note Number	Text
note 13	<p>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 GDP deflators as at March each year. This note applies only to the Academies 2022/23 to 2024/25 table. [Note 14]. There has been a year-on-year increase in the number of schools classified as academies. Academy valuation data and premises costs are therefore not directly comparable over time due to year-on-year increases in the number of schools included.</p>
note 14	<p>Links to inflation indices:</p> <p>Soft FM Cleaning services SPPI CPA 81.2 - I2AG 202509 Services producer price inflation time series – Office for National Statistics https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/serviceproducerpriceindices</p> <p>Hard FM Repair & Maintenance: Public Non-Housing Construction OPI, Repair & Maintenance Index, Non-domestic 13/11/2025 Construction output price indices – Office for National Statistics https://www.ons.gov.uk/businessindustryandtrade/constructionindustry/datasets/interimconstructionoutputpriceindices</p> <p>Security Security and investigation services SPPI CPA 80 - I29V 202509 Services producer price inflation time series – Office for National Statistics https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/serviceproducerpriceindices</p> <p>Other Cleaning services SPPI CPA 81.2 - I2AG 202509 Services producer price inflation time series – Office for National Statistics https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/serviceproducerpriceindices</p> <p>Annual Rent Rental and operating services of own or leased real estate SPPI CPA 68.2 - HSFP 202509 Services producer price inflation time series – Office for National Statistics https://www.ons.gov.uk/economy/inflationandpriceindices/datasets/serviceproducerpriceindices</p> <p>Annual Rates Business Rates Multiplier Business premises and business rates / Business rates Multipliers for previous tax years, latest year 2025 to 2026 https://www.gov.uk/calculate-your-business-rates</p>

Note Number	Text
	<p>Academy Costs GDP deflators at market prices, and money GDP Standard multiplier September 2025 https://www.gov.uk/government/statistics/gdp-deflators-at-market-prices-and-money-gdp-september-2025-quarterly-national-accounts</p>
note 15	<p>Running costs for the secondary health sector under the Health portfolio include both Pay and Non-Pay items. Cost information for this sector is collected through the Estates Return Information Collection (ERIC), and it is not possible to separate Pay costs from Non-Pay items. The ERIC collection aims to reflect how the estates service is managed. While ERIC captures the pay costs of estate staff, it does not capture the pay costs of clinical staff providing clinical services.</p>
note 16	<p>Symbols used within the tables [z] = Not applicable</p>
note 17	<p>The baseline year for the Running Cost KPI has been updated to 2022-23 (previously 2021-22). This change aligns the baseline with the first year of detailed cost element collection, ensuring compatibility with the revised inflation methodology used in this report. Consequently, direct comparisons with Running Cost figures published in reports prior to the 2024-25 cycle should be treated with caution due to these methodological enhancements.</p>
note 18	<p>Other includes any tenure type that is not Leasehold/License, PFI, or Freehold/Feuhold/Fee Simple, such as Ground Leases, Fee Farm Grants or Serviced Offices.</p>

