

Managing the Public Sector Estate



Stuart Ladds – Government Estates Transformation

18th November – Barbican, London

Nature of the Government Estate

The Government Estate is large...

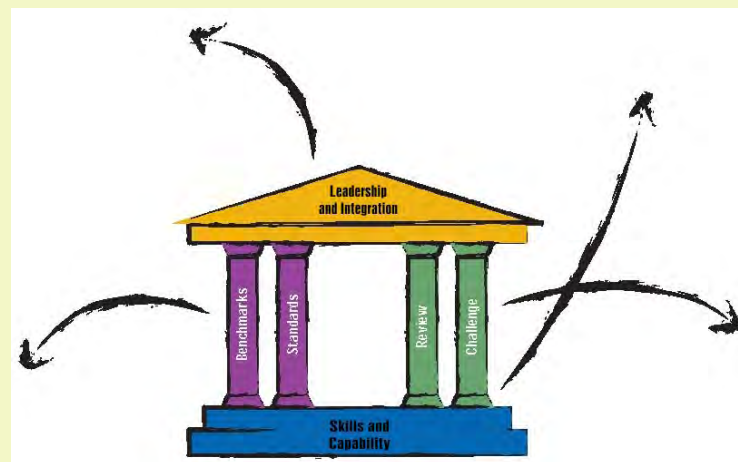
- Just under 8000 holdings
- covers around 10.9m m² (as at 1 September 2009)
- run by over 300 separate property centres
- covers the whole UK

...is expensive...

- estimated £3.5bn a year to run

...and is complex to manage

- freehold 4.1mn m² 37%
- leasehold 3.2mn m² 30%
- private finance 3.5mn m² 32%
- Other 0.1mn m² 1%



STRATEGIC APPROACH NEEDED FOR THIS PORTFOLIO

Estates (High Performing Property agenda and Lyons Relocations)

- **Central civil property estate**
- **Annual savings of £1-1.5bn in running costs**
- **Reducing size of the estate (holdings and coverage)**
- **Workspace standard 10-12m² per FTE**
- **Regional planning and ePIMS property locator**
- **Benchmarking key estates metrics**
- **Best practice and professionalism**

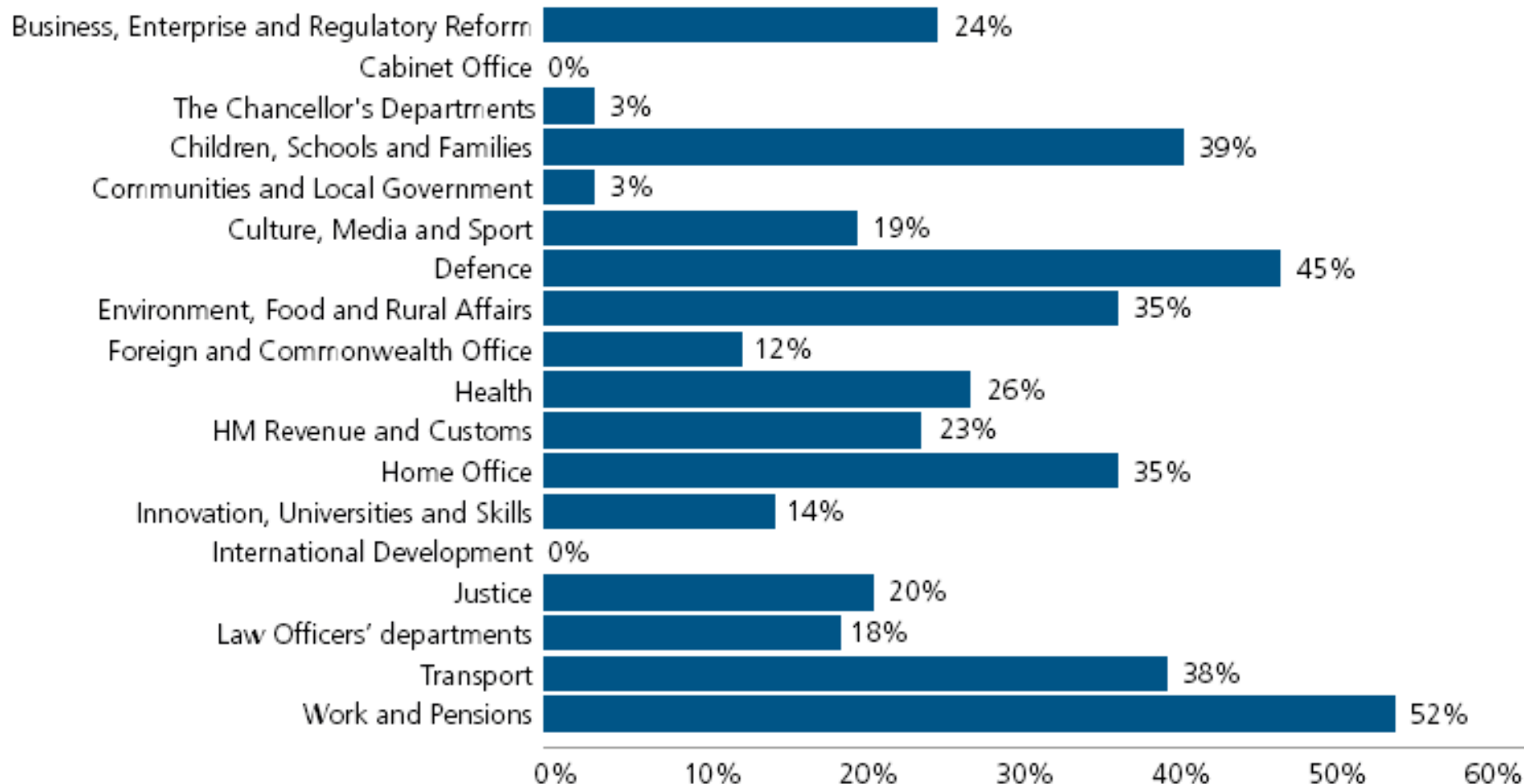
- **Target of 20,000 relocations achieved a year early**

The State of the Estate in 2008

A Report on the efficiency and sustainability
of the Government estate



Figure C.6 Percentage of occupied space at or below 12 square metres per Full Time Equivalent by department



Operational Efficiency Programme: property

Summary and conclusion

1.68 This workstrand has established the key areas that need to be addressed to achieve a well-managed and efficient estate across the public sector. They are:

- focused and engaged senior management with access to the right expertise;
- a system of strong incentives and controls for efficient property use;
- good data, guidance and KPIs; and
- collaboration and sharing of property across organisational boundaries.

1.69 To this end this workstrand recommends:

- a new central property function to help drive efficient use of property across the whole of the public sector;
- steps to facilitate investment in property transformation; and
- actions to achieve change among local authorities and their partners.

Total Place Property Pilots



Property assets review



Develop new collaborative ways of working across and between organisations



Single asset management strategy



Assets and energy

Delivering Asset Management Improvement

Staffordshire
County Council



Next Steps.....

- **Data Management Systems, e.g. a common property performance dashboard**
- **Joint Tools development, e.g. workspace rationalisation**
- **Shared facilities, e.g. meeting rooms and facilities**
- **Shared functions e.g. one Council providing services for another**
- **Collaborative procurement**

One council leads to another.....



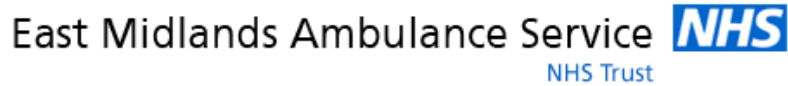
Whilst others jockey for position...



City of Westminster



Derby Public Sector Property Board



Stakeholder Engagement



FPS



OGC

Contact us

Helping Government deliver best value from its spending

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