



House of Commons
Committee of Public Accounts

Improving the efficiency of central government's use of office property

**Twenty-second Report of Session
2007–08**

*Report, together with formal minutes, oral and
written evidence*

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The Committee of Public Accounts

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Mr John Healey MP (*Labour, Wentworth*).

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Summary

In 2005–06, the public sector spent approximately £6 billion on the running costs of the non-military estate, with central government’s office property estimated to cost around £1 billion. Compared to private sector benchmarks, departments’ office property is between 14 and 50% less efficient, and there is the potential for savings of £326 million.

Departmental performance varies significantly. In 2005–06, costs per square metre ranged from £123 to £636, accommodation costs per person ranged from £2,000 to over £12,000 and allocation of space per person ranged from 13.3 square metres to 21.9 square metres. Regional accommodation costs also vary widely. The highest costs are in London and the lowest are in the North East. Despite the high costs, a quarter of central government’s office staff are located in London.

The main efficiency drivers in the use of office accommodation are the location of the property, its age and general state of repair, its configuration and the way that the space is used. All organisations face these problems but the public sector, with its legacy of listed buildings, and poor record on building maintenance, is not well placed to improve value for money. Departments need to improve the quality of their management information to understand how their buildings are performing and implement action to improve efficiency. Many departments do not have basic information to enable them to assess building performance such as the number of people that use them and whether buildings are open plan or cellular. Most departments know very little about the environmental performance of individual buildings such as whether buildings have recycling schemes and the amount of energy each building consumes.

The Office of Government Commerce’s (OGC) objective is to deliver annual efficiency savings of £1 billion to £1.5 billion from the whole government civil property estate by 2013. While OGC’s benchmarking service should help to improve the quality of management information on office property, much relies on the success of other aspects of its High Performing Property programme in joining up departmental strategic thinking and co-ordinating efficient use of property resources across government. Two key milestones have already been missed, which raises questions about the likely success of this programme.

On the basis of a Report by the Comptroller and Auditor General¹ we examined the Office of Government Commerce on the performance of the government estate and individual departments’ office property, the lack of good performance data, and its own role in improving government property performance.

Conclusions and Recommendations

- 1. Government departments are a long way from achieving full value for money from their office estate.** To achieve better value for money, departments need to achieve greater consistency in meeting accepted space standards, improving space utilisation through desk sharing and remote working, realising opportunities for co-location and relocation, and tackling and ultimately disposing of inefficient buildings.
- 2. Departments' buildings are, as a whole, performing at almost 40% worse than the private sector benchmark average.** Cost and space utilisation is between 14% to 50% worse than equivalent buildings in the private sector. If departments brought their performance into line with private sector averages they would achieve gross savings of around £320 million.
- 3. Departments lack key information to manage their office property effectively.** Accurate data on building location, costs, occupation density and day to day occupation level are necessary for the proper understanding of performance. Departmental property asset management boards should routinely collect, validate and use such information to benchmark performance and tackle underperformance.
- 4. Only five out of sixteen departments had developed asset management plans as required by December 2007.** Without strategic leadership and proper accountability, progress in achieving better value for money will be limited. Property performance should be a standard item for consideration at departmental board meetings. Departments' annual reports should set out progress in meeting property standards and realising efficiency improvements, together with clear explanations where significant variances remain.
- 5. Departments do not have data on the level of energy consumed for three out of ten government buildings.** Metrics covering energy consumption, the proportion of energy from renewable resources, recycling and the quantity of water consumed are important for identifying opportunities to improve both value for money and sustainability. Departments need to seek assurance, drawing on expert opinion, that their building performance metrics, including sustainability, are sufficiently comprehensive and fit for purpose. Departments must also be confident that responsibility for taking action where metrics highlight potential for improvement is clearly defined and understood.
- 6. Departmental buildings in London have the highest accommodation cost at £507 per square metre and the North East the lowest at £133 per square metre.** While relocation can incur implementation costs such as redundancy payments and dilapidations on surrendered leases, departments can achieve cost savings by locating in less expensive regions. Departments' asset management plans should explicitly consider the business case for relocation and challenge preconceptions that staff have to be based in London.

7. **The High Performing Property initiative has potential to improve value for money but requires more active participation from departments.** Launched by the OGC in November 2006, the initiative encompasses a range of actions to improve the cost effectiveness of government buildings. Its success will depend, however, on the full commitment of departments. It will also depend on OGC making greater use of its remit to set standards, as well as monitoring and challenging departments on key performance metrics such as the application of space standards.
8. **The OGC needs to be clearer as to how the £1 billion to £1.5 billion efficiency savings will be achieved.** The success of High Performing Property depends on achieving significant efficiency improvements. There is, however, little detail on the specific source of expected savings. OGC needs to develop a more detailed assessment of the make up of the efficiency improvements, together with a robust approach for measuring and reporting them.
9. **The Treasury was the worst performer in 2005–06.** The Treasury had the highest accommodation cost per person at £12,041, the highest space allocated per person at 21.9 square metres per person and the third highest cost per person at £529. The Treasury has taken some steps since to improve performance but still has excess capacity in its main building and needs to set a better example to the rest of government. The Treasury should further improve space utilisation by accommodating more staff to fully utilise existing buildings at optimum levels, and implement flexible working policies and practice to further improve space efficiency.

1 The performance of the estate as a whole

1. The Office of Government Commerce (OGC) estimates that the annual cost of running the government's non-military estate is £6 billion, with central government departments' office accommodation accounting for around £1 billion of these costs.² On an estate of such size poor decisions can quickly lead to poor value for money. At the same time, this scale of spending presents significant opportunity to identify and deliver efficiency savings.³ Recent assessments, including the Gershon and Lyons reviews and more recently the 2007 Comprehensive Spending Review, support the view that property is a rich source of potential efficiency savings. Specifically these reviews ask departments to consider where they locate staff, to develop a more co-ordinated estate strategy across government and to deliver better value for money strategic asset management as a key component of their spending reviews.⁴

2. The challenge presented by these reviews has given property asset management a higher profile at department management boards. The OGC is supporting departments to respond through its High Performing Property initiative.⁵ This initiative is designed to provide departments with the required advice, guidance and tools to improve the management and performance of their property estate and realise efficiency savings.⁶

3. The performance of office property can be assessed using a small number of key metrics. These are accommodation costs per square metre, accommodation costs per person, and space per person.⁷ The accommodation cost is the amount paid for rent and operating costs. **Figure 1** shows that there is a wide range in departments' performance against each of these key metrics.⁸ The median cost of accommodation per square metre across all departments is £412 and the median cost per person is £7,392.⁹

2 C&AG's Report, paras 1.5, 2.3

3 C&AG's Report, Summary para 1

4 Q 50; *Well Placed to Deliver? Shaping the Pattern of Government Service*, Sir Michael Lyons, March 2004; *Releasing Resources for the Frontline: Independent Review of Public Sector Efficiency*, Sir Peter Gershon, July 2004; *Towards Better Management of Public Sector Assets: A report to the Chancellor of the Exchequer*, Sir Michael Lyons, December 2004; *Comprehensive spending review 2007*, The Treasury

5 C&AG's Report, para 1.6

6 Q 46

7 C&AG's Report, para 2.8

8 Q8

9 C&AG's Report, para 2.3

Figure 1: The range in performance by departments

	BEST	WORST
Accommodation cost per square metre	£123	£636
Accommodation cost per person	£1,975	£12,041
Allocation of space per person	13.3 square metres	21.9 square metres

Source: National Audit Office

4. The aggregate analysis of each department's portfolio of buildings shows that there is significant room for efficiency improvements against the private sector. As a whole they are performing at 38% worse than the private sector benchmark.¹⁰ The department with the best performing portfolio is operating at 14% worse than private sector benchmark and the poorest performing department at 50% worse. The analysis indicates that, compared to private sector buildings of the same type and in the same location, government can do much more to improve building efficiency.¹¹ Most improvement can be made by making better use of existing space. Increasing space efficiency, which reduces the amount of space allocated per person, in line with private sector benchmarks, can deliver up to two thirds of the predicted £326 million of gross efficiency savings.¹²

5. OGC is aiming to achieve better space efficiency by implementing a space standard for government of 12 square metres per person.¹³ However, in 2005–06, not one department was operating at this level across its estate, and many departments are significantly above this proposed standard.¹⁴

6. The variation in regional accommodation costs also presents opportunities to achieve savings by locating office staff in cheaper regions (**Figure 2**).¹⁵ The North East is the cheapest region, with accommodation costs per square metre of £133 and costs per person of £1,371.¹⁶ London is the most expensive with accommodation costs of £507 per square metre and £9,133 per person.¹⁷ Despite London being the most expensive region, in 2005–06 47,000 central government staff (25%) were still based in London.¹⁸ While departments have relocated 15,500 of the targeted 20,000 post moves out of London they cannot accurately identify how many of the remaining staff genuinely need to be there.¹⁹

10 C&AG's Report, para 5.8

11 Q 9

12 Qq 9, 18, 21, 36, 93–94, 117–119, C&AG's Report, Figure 27

13 Qq 11, 12

14 Q 11; C&AG's Report, Figure 18

15 Qq 95–96

16 C&AG's Report, Figures 12, 13

17 C&AG's Report, Figures 12, 13

18 Qq 15–16

19 Qq 15–16

Figure 2: Regional accommodation costs per person



Source: National Audit Office

7. Departments need to assess carefully the options for relocating staff to cheaper regions. Relocation can incur a number of costs including implementation and other associated costs such as redundancy payments, individuals' relocation expenses and dilapidation costs on surrendered leases.²⁰ Most importantly, the business needs of a department must be at the forefront of any decision to move location.

2 The performance of individual department's office property

8. Departmental performance varies considerably against the key office property metrics.²¹ Some variation is to be expected, for example, due to the nature of the buildings they occupy and the need to locate in particular regions to satisfy their business demands. Nevertheless, there is scope for all departments to improve their performance.²²

9. Departments often refer to constraints that prevent them from improving efficiency such as occupying listed buildings, their need to be in particular locations and the frequent reconfiguration of departments as a result of machinery of government changes.²³ However, for each of these challenges there are well documented, innovative approaches to overcoming them. Some departments have already delivered accommodation projects that have addressed such constraints. For example, the Foreign and Commonwealth Office, Ministry of Defence, Cabinet Office and HM Treasury have all recently refurbished listed properties and converted them into modern flexible workspace.²⁴

10. The Department for Children, Schools and Families is a better performer, with an accommodation cost per square metre of £123 and a cost per person of £2,592.²⁵ The Department aims to improve its performance by implementing a desk sharing policy of 8 desks for every 10 people, and is targeting a space allocation of 11 square metres per person.²⁶ Despite being a good performer, before December 2007, few other departments had sought its advice on how to improve their own performance.²⁷

11. In 2005–06, the Treasury had the highest accommodation costs per person (£12,041), and allocation of space per person (21.9 square metres), as well as the third highest accommodation costs per square metre (£529).²⁸ Since 2005–06, the Treasury has taken some steps to improve its performance by moving OGC staff into its main building and closing the OGC buildings in London and Edinburgh.²⁹ The Treasury estimates that this has reduced its accommodation costs by £3 million and improved its space density by 20%.³⁰ It is seeking to further improve its space utilisation by accommodating up to an additional 130 people in its main building.³¹ However, the Treasury's performance

21 Q 9

22 Qq 10, 12

23 C&AG's Report, Figure 8

24 C&AG's Report, Figure 8

25 C&AG's Report, paras 2.10, 2.12

26 Q 6

27 Q5

28 Q 2; C&AG's Report, Figures 1, 2, 4

29 Q 13

30 Qq 4, 110

31 Qq 117–118

improvement has taken some time and, although there is now a more acceptable space density, it can achieve more.³²

12. In 2005–06, the Department for Culture, Media and Sport had the highest accommodation costs per square metre, at £636, and the second highest accommodation costs per person, at £11,336.³³ Since 2005–06, the Department has improved its performance by taking steps to improve space efficiency and reduce accommodation costs. It has improved efficiency by rationalising its estate, including vacating two buildings and part of one other, as well as refurbishing its head office to provide open plan accommodation. The Department anticipates that this will reduce accommodation costs per person to around £6,500, almost half the figure for 2005–06.³⁴ Other departments can use the example set by the Department to reduce their own accommodation costs and improve overall efficiency across their building portfolios.

32 Q 13

33 C&AG's Report, paras 2.10, 2.12

34 C&AG's Report, Figure 16, note 3

3 The lack of good quality data on departments' office property

13. Understanding current building performance is vital to improving property efficiency across government.³⁵ However, not all departments use the OGC's mandatory database to store their property information. The OGC estimates that this database records details on only 90% of the estate.³⁶ It has inadequate management information on individual department's office property and there is no consolidated picture of the performance of central government's office property.³⁷ Out of a total of 896 buildings, departments could not provide details in 665 cases on the amount of building space that was open plan or cellular. In 58 cases, departments were unable to provide a breakdown of operating costs, and in 60 cases they did not know how many people were based in the building.³⁸ Departments require information on all of these variables to understand and assess how to improve building performance.

14. OGC is to mandate its benchmarking service from 1 April 2008 and expects all departments to be taking part by March 2009.³⁹ OGC calculates that this level of participation will provide information on almost 2000 office buildings and place it in a better position to identify how to improve performance across the estate.⁴⁰ However, given the reluctance of departments to participate in previous mandated services it is questionable whether OGC will achieve the required commitment to the benchmarking service.

15. Data on the sustainability of individual buildings across central government is not good enough and sets a poor example to the private and wider public sector.⁴¹ Departments lack the basic information necessary to evaluate environmental performance. For example, in 2005–06, in 544 cases departments did not know if the building had a recycling scheme and were unable to supply any information on the amount of energy consumed for 265 buildings.⁴² Despite energy use being one of the key data components for calculating carbon output, a third of buildings were missing one or more of the metrics used to calculate energy consumption per square metre.⁴³

16. Most sustainability targets are currently set for departments' estates rather than for the office estate or individual buildings.⁴⁴ For example, the government's recycling target is applied to all of its estate and, while this focuses on improving overall performance, it can

35 Q 61

36 Qq 69–70

37 Qq 49, 61, 78

38 Qq 78, 122

39 Qq 22, 133

40 Q 133

41 Q 19

42 Qq 19, 71

43 Q 19; C&AG's Report, para 2.17

44 Q 73

mask the particularly poor performance of individual buildings.⁴⁵ OGC now intends to incorporate recycling into the effectiveness measures in its benchmarking service.⁴⁶

45 Q 73

46 Q 71

4 The role of the Office of Government Commerce in improving office property performance

17. OGC aims to deliver £1 billion to £1.5 billion of savings across the whole government civil property estate by 2013.⁴⁷ The High Performing Property (HPP) is OGC's key initiative to deliver the required changes but, given the limited success of previous initiatives, it is unclear why HPP will succeed in achieving the savings target.⁴⁸ Departments were due to meet two key milestones under HPP in December 2007, but only five out of sixteen departments delivered the necessary asset management plans by that date. OGC expects that the remainder will not be complete until September 2008. It is unclear whether departments will deliver the required quality of asset management plans by this revised deadline.⁴⁹

18. OGC believes that meeting the milestones is essential to being able to assess the value and likelihood of achieving the projected savings. The current range in predicted savings from HPP is large, the source of savings is ambiguous, and there is no detailed plan for how the savings will be achieved.⁵⁰ It is unclear how savings will be quantified and who stands to benefit from better management of the estate.⁵¹

19. Under the Transforming Government Procurement initiative, OGC has a role in monitoring, challenging and intervening, as well as offering support and guidance.⁵² However, it is questionable how much real influence or power OGC has with departments to engender the necessary degree of change given that only five out of sixteen departments met the first major HPP milestone.⁵³ OGC believes it can strengthen its ability to influence and persuade by making responsible staff more aware of their accountability for departments' property through public reporting of departments' performance against key metrics.⁵⁴

20. Some departments are building experienced property teams and are creating and implementing well considered office property strategies.⁵⁵ However, departments have not learnt enough from their peers or regularly shared property management expertise and good practice across government.⁵⁶ OGC has undertaken little work to identify the skills

47 Q 18

48 Q 46

49 Qq 47–52, 54–55

50 Q 18

51 Q 18, 150

52 Q 63

53 Q 47

54 Q 155

55 Qq 7, 66

56 Q 5

required to manage government's property portfolio, assess current gaps in departments' skills and to build the necessary capabilities to deliver efficiencies from office property.⁵⁷

Annex: Key terms used in the report

Accommodation costs: includes, where applicable, rent, utilities, facilities management and other operating costs (such as reprographics, telephones and archiving) or the PFI unitary charge.

Dilapidations: a building lease will typically include a clause which states the repairs or work that the tenant should carry out at the end of a tenancy. These are referred to as dilapidation payments.

Flexible working practices: includes practices such as job sharing, hot-desking and home working

Occupation density: a measure of the allocation of building space per person

Space efficiency: a measure of how efficiently a building is utilised. Space efficiency can be improved when buildings are not being utilised efficiently

Formal Minutes

Monday 28 April 2008

Members present:

Mr Edward Leigh, in the Chair

Mr Richard Bacon
Angela Browning
Mr Ian Davidson
Mr Philip Dunne
Mr Nigel Griffiths

Mr Keith Hill
Geraldine Smith
Mr Don Touhig
Mr Alan Williams
Phil Wilson

Draft Report (*Improving the efficiency of central government's use of office property*) proposed by the Chairman, brought up and read.

Ordered, That the draft Report be read a second time, paragraph by paragraph.

Paragraphs 1 to 20 read and agreed to.

Conclusions and recommendations read and agreed to.

Summary read and agreed to.

Resolved, That the Report be the Twenty-second Report of the Committee to the House.

Ordered, That the Chairman make the Report to the House.

Ordered, That embargoed copies of the Report be made available, in accordance with the provisions of Standing Order No. 134.

[Adjourned until Wednesday 30 April 2008 at 3.30 pm.]

Witnesses

Monday 14 January 2008

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Mr Nigel Smith, Chief Executive and **Mr Mike Burt**, Director, Government Estate Transformation, Office of Government Commerce, **Mr Jon Thompson**, Director General, Corporate Services, Department for Children, Schools and Families and **Ms Louise Tulett**, Group Finance Director, Procurement and Operations, HM Treasury

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List of written evidence

Office of Government Commerce

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List of Reports from the Committee of Public Accounts 2007–08

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Second Report	Department of Health: Prescribing costs in primary care	HC 173 (Cm 7323)
Third Report	Building for the future: Sustainable construction and refurbishment on the government estate	HC 174 (Cm 7323)
Fourth Report	Environment Agency: Building and maintaining river and coastal flood defences in England	HC 175 (Cm 7323)
Fifth Report	Evasion of Vehicle Excise Duty	HC 227
Sixth Report	Department of Health: Improving Services and Support for People with Dementia	HC 228 (Cm 7323)
Seventh Report	Excess Votes 2006–07	HC 299
Eighth Report	Tax Credits and PAYE	HC 300
Ninth Report	Helping people from workless households into work	HC 301 (Cm 7364)
Tenth Report	Staying the course: the retention of students on higher education courses	HC 322 (Cm 7364)
Eleventh Report	The compensation scheme for former Icelandic water trawlermen	HC 71 (Cm 7364)
Twelfth Report	Coal Health Compensation Schemes	HC 305 (Cm 7364)
Thirteenth Report	Sustainable employment: supporting people to stay in work and advance	HC 131 (Cm 7364)
Fourteenth Report	The budget for the London 2012 Olympic and Paralympic Games	HC 85
Fifteenth Report	The Pensions Regulator: Progress in establishing its new regulatory arrangements	HC 122
Sixteenth Report	Government on the Internet: Progress in delivering information and services online	HC 143
Seventeenth Report	Foreign and Commonwealth Office: Managing Risk in the Overseas Territories	HC 176
Eighteenth Report	Improving corporate functions using shared services	HC 190
Nineteenth Report	BBC Procurement	HC 221
Twentieth Report	HM Revenue & Customs: Helping individuals understand and complete their tax forms	HC 47
Twenty-first Report	The Carbon Trust: Accelerating the move to a low carbon economy	HC 157
Twenty-second Report	Improving the efficiency of central government's use of office property	HC 229

Oral evidence

Taken before the Committee of Public Accounts

on Monday 14 January 2008

Members present:

Mr Edward Leigh, in the Chair

Mr Richard Bacon
Mr Philip Dunne
Keith Hill

Mr Austin Mitchell
Dr John Pugh
Mr Alan Williams

Sir John Bourn KCB, Comptroller and Auditor General and **Mr Keith Davis**, Director, National Audit Office, were in attendance and gave oral evidence.

Mr Marius Gallaher, Alternate Treasury Officer of Accounts, HM Treasury, gave evidence.

REPORT BY THE COMPTROLLER AND AUDITOR GENERAL

IMPROVING THE EFFICIENCY OF

CENTRAL GOVERNMENT'S OFFICE PROPERTY (HC 8)

Witnesses: **Mr Nigel Smith**, Chief Executive and **Mr Mike Burt**, Director, Government Estate Transformation, Office of Government Commerce, **Mr Jon Thompson**, Director General, Corporate Services, Department for Children, Schools and Families and **Ms Louise Tulett**, Group Finance Director, Procurement and Operations, HM Treasury, gave evidence.

Q1 Chairman: Good afternoon and welcome to the Committee of Public Accounts where today we are considering the Comptroller and Auditor General's Report *Improving efficiency of central government's office property*. We welcome Mr Nigel Smith who is Chief Executive of the Office of Government Commerce. It is your first time, is it not?

Mr Smith: It is indeed.

Q2 Chairman: You are very welcome to your first appearance in front of this Committee. Also appearing to answer questions are Mr Mike Burt from the OGC, Jon Thompson from the Department for Children, Schools and Families, formerly the Department for Education and Skills and Louise Tulett of HM Treasury. You are all very welcome. Perhaps we can start by looking at the key facts on page four. Well Ms Tulett, why does the Treasury perform so much worse than anybody else? Look at figure two on page four "Central government departments' accommodation costs per employee" the Treasury heads the list. Look at figure four "Departmental allocation of space per employee". Which department heads the list? Her Majesty's Treasury. So why are you performing so badly?

Ms Tulett: The data actually used here was the 2005-06 data and since then we have improved considerably.

Q3 Chairman: Apparently nobody had done this sort of thing; this is the first time anybody has attempted this kind of study. Why did you, the Treasury, wait for the National Audit Office to do this study and then only start taking action once your record became embarrassingly clear?

Ms Tulett: I believe that the decisions to take the action actually were not as a result of the publication of the document but were already in train.

Q4 Chairman: So how much progress have you made now?

Ms Tulett: We have currently improved about 20% on our density and we have made savings of some £3 million per annum on the running costs. We are currently also looking at further moves that might improve us by a further 10%.

Q5 Chairman: Mr Thompson, you have an excellent record in the former Department for Education and Skills; I congratulate you. You consistently outperform anybody else. Has anybody, including the Treasury, come and asked you for advice?

Mr Thompson: Since the Report was published, yes, we have had a significant number of visitors asking about why we are here and indeed, the same as Ms Tulett, we have significantly moved on from this position and how we have done that.

Q6 Chairman: How have you done it?

Mr Thompson: We have been very actively looking at space usage. We have adopted, for example, an 8:10 ratio which significantly improves our space usage. In this Report, we were at 16 square metres; we have now planned on the basis of 11 square metres per person, so below Mr Smith's recommendation. It is those kinds of areas where we have done some useful work.

Q7 Chairman: You have been doing this for some time, have you?

 Department for Children, Schools and Families, Office of Government Commerce & HM Treasury

Mr Thompson: Yes, we have been doing this for some time. We have had a clear view about our estate strategy and about using the asset to the maximum to get the most value out of it.

Q8 Chairman: Well congratulations; you may be in receipt of a gold star PAC award. Mr Smith, why is there such a variation between the performance of various government departments?

Mr Smith: The first thing to say is it is a very, very big estate. It is almost inevitable you will find a big difference in performance. Just the facts: 13 million square metres, ranging from the offices in Whitehall, which are very often listed buildings, ranging to people at different stages of their business cycle. I am not particularly surprised at the variation.

Q9 Chairman: I am not sure that is a very effective answer. Let us look right at the beginning of the Report at paragraph three which you can find on page seven: "... departments' performance is sub-optimal and ... there are a number of key areas for improvement. If departments could bring the performance of individual buildings into line with private sector benchmark buildings, Government would reduce gross annual expenditure on offices by around £326 million". Then let us look at figure 25 on page 42 shall we Mr Smith? You will see: "Departments' performance ranges from 14% to 50% worse than the private sector average benchmark". This is just not good enough, is it?

Mr Smith: No, I agree it is not.

Q10 Chairman: So what are you doing about it?

Mr Smith: What I was saying was that actually the variation is perhaps not surprising. If you look at the average, then quite obviously Government have a long way to go to get near to private best practice. What are we doing about it? The primary thing that is being done is actually trying to put some systems, some process into looking at the issue, getting some governance which is consistent across Government and getting data so we can actually do some effective performance management. From looking at the Report, although obviously it all pre-dates my arrival, I am encouraged to see a number of references to what the OGC is doing in terms of its HPP agenda, high performing property, its benchmarking service, although I have to say we are about 18 months into a seven-year programme and it seems a long period of time to me.

Q11 Chairman: You talk about your benchmarking. Let us look also, shall we, at figure 18 which we can find on page 24: "All departments have scope to improve occupation density levels in line with OGC recommendations" that is 12 square metres per person. Twelve square metres per person is not ungenerous, is it? It is perfectly reasonable.

Mr Smith: I believe it is as an average across departments. Twelve square metres is what is being discussed at the moment; it is likely to become the standard.

Q12 Chairman: Let us look at our friends in the Treasury, our pampered friends in the Treasury who are always ticking off everybody else about wasting public money. How many square metres per person do they have? Over 20m² is it not? That is staggering.

Mr Smith: It is, although I have to say what we are talking about here is an average; they are looking to get below the 12m² and there will be a range, both below and above. If you are comparing a building which is a Grade II building like the Treasury with a building which is a standard office headquarters, then there is bound to be a range. Certainly an average 12m² is quite realistic and obtainable for Government across the whole of their estate, yes.

Q13 Chairman: Remind me when the Treasury last had their offices refurbished. It was very recently. We had a PAC Report, we had a NAO Report. It was not years and years ago. Opportunities could have been made there to bring you the kind of innovative practices that have been carried out by the Department for Education and Skills. Why were they not done?

Mr Smith: I am afraid I cannot go back over the history; I was not here. I believe that the offices were put into place in 2002 under a PFI. There has been a significant number of changes in terms of getting density in by attracting other departments to go into the Treasury, of which my department is one. OGC have moved out of Trevelyan House, also moved out of our Edinburgh facilities. We have moved into the Treasury, as have other parts of Government. It has taken some time but the fact of the matter is that there is now a more acceptable density, but I would still not characterise it as what can be achieved in the Treasury.

Q14 Chairman: So now you are newly appointed from the private sector and you are already putting a bomb under these people are you?

Mr Smith: I would not classify it as a bomb, but I certainly would ask people to look at what is not just possible in the short term but what is ideal in the medium term.

Q15 Chairman: Are you asking them why 47,000 departmental staff are still located in London, that is a quarter of the total? Is that necessary do you think?

Mr Smith: There are two elements to that. Firstly, obviously a very public target was stated of 20,000 roles exiting London and the south-east, of which, as of September, 15,500 have actually been relocated outside London. I should say that no additional target has been set, but there are certain things in place which will automatically lead to the question being asked every time there is a new lease break on an existing building in London or a proposal to put new offices in London. There has now to be a justification as part of a business plan as to why it is necessary to have the roles in London.

Q16 Chairman: From your experience in the private sector, often they have very small headquarters' staff in the middle of London do they not? If I am wrong, tell me.

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Mr Smith: My last two companies actually, perversely, both had their headquarters in the middle of London but no, I would take the point. Over the last 10 to 15 years large companies have moved away from the practice of having their main headquarters in the centre of London. They have looked at cheaper accommodation. Having said that, there will always be more in proportion in Government because of the nature of the policy which is in London. Having said that, is 47,000 people right? Well, quite obviously the answer to that is no, because there are big gains to be got by getting offices which can be moved out into the lower cost regions.

Q17 Chairman: There is a figure here just showing what those gains are. The excuse that these people need to access ministers is a pretty weak one is it not? Of these 47,000 people, how many actually ever see a minister and therefore need to be in this part of London?

Mr Smith: Certainly it should be lower than 47,000, people but what number it should be I am afraid I do not really have in my head.

Q18 Chairman: We see on page 38, paragraph 4.10 that you want to achieve savings of £1 billion to £1.5 billion. We see in fact: "However at the moment there is little detail on the specific source of expected savings, how savings targets will be monitored and a lack of clarity on whether the £1 billion to £1.5 billion is an achievable target". So was this just a back-of-a-fag-packet target?

Mr Smith: I would have to say that what the £1 billion to £1.5 billion sounds like, a range of half a billion, by definition that is not something which has a detailed plan behind it. What I can say though is that there are certain areas where you can look at the general scope of the estate and you can make some assumptions about what you should achieve very often in my experience, what you do is you start off with your aspirational target and then you actually work with all of the departments to make it happen. That £1.5 billion is made up of three major elements: the first being space reduction, that is getting rid of space; the second being density of people in existing space; the last, which is a smallish element, is the benefits of collaboration when we are looking at getting better deals on long-term leases. It is actually three different areas of work and I would say, looking at those numbers, which will be developed into detailed plans over the next 12 months as we get all of the detailed asset management plans from the departments, that will be worked up into a detailed plan and certainly I see no reason to believe that £1 billion to £1.5 billion is not achievable.

Q19 Chairman: Lastly on sustainability, we have a PAC Report actually being published tomorrow in which I have said that obviously governments should practise what they preach. When you read in paragraph 2.17 on page 23: "Departments were not able to supply any information on the amount of energy consumed in 2005-06 for 265 out of 877 buildings", it is not good enough is it?

Mr Smith: Generally speaking the answer is no, it is not good enough. The data on sustainability certainly has to be improved, although I have to say that that particular quotation has to be taken into context. That does not mean to say that there is not sustainability data on those premises: the issue is whether or not there are sustainability data on the individual buildings that we are talking about, whether there are on individual buildings. If you take for example energy, which is one of the key bits of data you need in terms of carbon, in terms of energy efficiency, very often the energy will be supplied maybe to three different businesses or three different departments in the same office. You may have energy which is provided to three different offices where the measure is taken for those three offices rather than the individual office. Generally speaking there is some data in Government on sustainability; it is not good enough. As part of the OGC initiative on benchmarking, that will provide much better and quality data as we take that forward.

Q20 Dr Pugh: May I start with the target you set yourselves; clearly fairly ambitious? When these targets were taken forward and numbers were put on the potential savings, did you have any clear idea of how you would make these savings and what you needed to do?

Mr Burt: The savings that we have put forward have actually come from fairly extensive research by both Sir Michael Lyons when he was doing his Report in 2004 and by an OGC commissioned report from Leeds University.

Q21 Dr Pugh: You had a very clear idea of what you wanted to do.

Mr Burt: A clear idea and it is really falling into three main areas. The biggest area of saving is in improved workspace utilisation.

Q22 Dr Pugh: It should be relatively easy to implement and fairly swift to implement, should it not, given that you knew in advance? It would have been difficult had you not known what you were expected to do, but since you have clearly acknowledged that you knew more or less what you wanted to do, you could get on with the process with some clarity, could you not?

Mr Burt: Yes, and we are certainly not sitting on our hands; we are actually moving rapidly in terms of the property benchmarking which will be mandated to all government organisations from 1 April this year.

Q23 Dr Pugh: Has your life been made a little more complicated by, simultaneously with these savings being specified, also huge savings being specified by the Chancellor in what are referred to as back-office staff but at that stage we did not quite know which back-office staff we were not going to need or for that matter what they were doing in the back office? Has the fact that departments are reconfiguring themselves and shedding staff complicated things?

Mr Burt: It certainly has not helped and indeed in the context of relocation the headcount reductions that were part of the efficiency programme were also an awkwardness for us. What we needed to be sure about was that we were not double-counting on savings that were being achieved. The methodology that we are going to be developing over the next few months in terms of measuring the savings will attempt to ensure that we do not have double-counting. Yes, it has been a complication.

Q24 Dr Pugh: In terms of methodology, there are figures here for square meterage. Presumably that is the total cost of the building, the number of employees, say, divided by the size of the building and some figure comes out the other end. Are you able to tease out the distinction between a building that is expensive because there is a lot of space, huge desks, people rolling around inside it and buildings which may be hard to heat and expensive but actually quite full of people?

Mr Burt: Yes, the benchmarking service that we are putting in place is looking at both efficiency and effectiveness.

Q25 Dr Pugh: So you can tell what the carbon footprint is of most buildings now?

Mr Burt: We will be able to do that, because it is looking at a building-by-building basis.

Q26 Dr Pugh: In terms of what you have achieved so far, where actually have you been able to make savings both geographically and in terms of what you have made the savings on, leases or selling buildings or whatever?

Mr Burt: In terms of geographical location, the relocation initiative itself has actually led to about 136 thousand square metres plus of space being released.

Q27 Dr Pugh: Is the bulk of the savings on leases in London?

Mr Burt: When the opportunity arises, usually around when a lease break is happening on a property, that is the opportunity to look at whether an organisation should be in the property and what savings can be achieved.

Q28 Dr Pugh: Is it possible you could provide us with a note of how you have actually made your savings? We have lots of figures about the potential, lots of figures about current stats on what you have already got. What I would really like to know is where you have actually made the savings currently? A snapshot of where we are now.

Mr Burt: Indeed; I am happy to provide a note.¹

Q29 Dr Pugh: I looked particularly at the north-west figures. The north-west represents 12% of your estate. It is a surprise to find that the cost per person in the north-west is higher than the south-east which has very much more expensive property values. The cost per square metre is higher than the south-east.

I have been trying to figure this out. I looked at what actually is done in the north-west in the way of government activity. The principal departments appear to be the Inland Revenue and the Department for Work and Pensions and when I looked at them, they actually had a low cost per square metre compared with other departments and quite congested office space, if I might put it like that; there was not a lot of space per person. So the departments that seem to be in the north-west appear to be fairly economical departments but costs in the north-west for the buildings appeared to be much higher than I would have expected and higher than the south-east.

Mr Burt: That is probably a reflection of the market forces that are happening in the north-west and you could actually apply the same to Yorkshire and Humberside.

Q30 Dr Pugh: Market forces apply in the south-east as well as the north-west.

Mr Burt: Indeed. What I am saying is that the way that market rents are moving in the north-west and indeed in Yorkshire and Humberside are a reflection both of demand in that area and also the fact that there is not a great deal of new accommodation arising in that area.

Q31 Dr Pugh: It is nothing to do with the fact that the bulk of the estate is provided under PFI contracts or anything like that?

Mr Burt: That is certainly an element of it.

Q32 Dr Pugh: That is an element of it?

Mr Burt: It is an element of it.

Q33 Dr Pugh: Will the fact that the bulk of the estate is provided in the PFI contracts make it really rather difficult for you to do much with that estate in terms of rationalisation and disposal?

Mr Burt: It makes it slightly more difficult but certainly the two departments that have outsourced their estates, DWP and HMRC, are already achieving quite significant savings on their estate.

Q34 Dr Pugh: What period is their PFI contract for?

Mr Burt: It is a 20-year contract, so over that period of time you cannot do an awful lot.

Mr Smith: It is fair to say though that you can when you are entering these contracts. By the way, in terms of the total estate we have about 28% which are under PFI but when you actually enter those PFIs, for new PFIs you can build flexibility in and that is one of the issues. Whether you are "PFIing" something or whether you are just doing an outsource building in flexibility for change is one of the key issues because property in particular, probably more so than any other asset, has a very, very long lifecycle. You can lock yourself in and that is not just in on cost but also on sustainability issues as well.

Q35 Dr Pugh: I do not want to put words into Mr Burt's mouth, but what he is saying, because freehold is mentioned in the Report itself, is that

¹ Ev 16

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were he dealing with a set of freehold buildings that the Government owned outright it is fair to say his job would be a lot simpler, would it not?

Mr Burt: Probably.

Q36 Dr Pugh: Probably; and PFI in this case is a complication. Last point, what is suggested on page 10 in the summary section is rather surreal. It talks about reducing the ratio per person to 0.7 desks and having things like hot-desking, remote working and so on as some sort of solution. That is no part of the equation really, is it? That does not go on much, does it?

Mr Burt: It is certainly a fairly significant part of the overall savings that can be achieved through the way you use the space.

Q37 Dr Pugh: How many people have you assessed are remote-working in departments?

Mr Burt: We do not have a figure for the number of people who are working remotely.

Q38 Dr Pugh: You do not know. It is a bit like tele-medicine; it is something people talk about all the time but it never really happens much.

Mr Burt: We do not have the actual figures, but we do know the departments are actually moving quite fast to reduce the ratio.

Q39 Dr Pugh: How do you know, if you do not have the figures?

Mr Burt: Because we are talking to departments about the way that they are doing it, although we do not have the actual figures.

Q40 Dr Pugh: They talk a good game on this do they?

Mr Burt: They talk a good game and they are actually putting things into place.

Q41 Dr Pugh: But it would help if they gave you some figures so you knew that they were really doing it.

Mr Burt: We will be getting figures from the benchmarking activity over time.

Q42 Keith Hill: This is probably for Mike Burt because you have been around longer. Can you explain the disparity in the performance of the Treasury and the Foreign Office whose main buildings are obviously side by side in Whitehall? Both the Treasury and the FCO have the same number of buildings, five. Both the Treasury and the FCO allocate the largest amount of space per employee, which is perhaps not surprising if you think at least of their main buildings with the Treasury offering, as the Chairman has pointed out, rather more than the FCO yet the Treasury have the third highest accommodation costs per square metre and the FCO have the second lowest cost per square metre. The Treasury have the highest cost per employee and the FCO have the lowest cost per employee. What is the explanation for this?

Mr Burt: A lot of it is to do with the estate strategy the FCO have employed over the last few years where they have certainly moved more people into their main headquarters building in London and rationalised some of their estate by reducing the number of buildings. They have actually deliberately gone for 12 square metres per person and maybe even below that.

Q43 Keith Hill: But they have virtually the same amount of space per employee as the Treasury.

Mr Burt: Indeed. The building is rather differently configured but nevertheless the main reason for that disparity is the estate strategy the FCO have adopted.

Q44 Keith Hill: How many buildings did they have originally then?

Mr Burt: I do not have the figure on the total number of buildings, but they certainly had large holdings in Croydon and a number of buildings in London and they have effectively rationalised down to some buildings in Croydon and the main building in London.

Q45 Keith Hill: Would it be your judgment that Treasury have the same scope for rationalisation?

Mr Burt: The Treasury estate is not as big as the FCO's estate and therefore the scope for doing that is not as great for the Treasury as it is for the FCO.

Q46 Keith Hill: On other and perhaps broader issues, there have been a number of property initiatives since the 1990s; really quite a large number. Why are you confident that the high performing property will succeed when the rest of the initiatives have failed to provide an efficient property portfolio?

Mr Smith: After four months I can express some confidence, looking at the processes which are being put in place at the moment. The first issue, which I do not believe has been addressed before if we look at history, is that there has not been a robust method for data collection across Government. That is now going to be in place. The second thing is governance. We talked earlier about whether it is not easy to increase space density. The answer is that it is not. In my experience, the first thing you have to do is have a very clear business strategy from which a property strategy will support that strategy. This is not, in my view, a situation where you have a property strategy which you do irrespective of what you are doing in business. We talk about back-office support and merging for joint service centres, for example. That should be something which the property strategy then supports. Generally speaking we now have property champions in place and in every organisation we have property boards in place. In every organisation the piece of the jigsaw puzzle we have not yet got in place—if you look at the 17 central departments I would say round about five have—is detailed property asset management plans. The target now is to drive very fast to get the other 11 departments with property asset management plans in place so we can look at the true detail.

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Q47 Keith Hill: The NAO Report refers to the two milestones due to be delivered last September. What has been the experience on that?

Mr Smith: Overall, if you look at the HPP, there are something like 91 milestones; about 80% of them have been completed. For the two milestones that you are talking about it actually comes back to my point I was just making about the asset plans. Those were due to be delivered in December; they have not been delivered; in total they have not been delivered. There are plans, but not to the extent where we feel comfortable that they are detailed plans which we can then monitor against milestones.

Q48 Keith Hill: So five departments have delivered. Have they delivered already or are there new ones who have delivered amongst the five?

Mr Burt: The five have delivered.

Q49 Keith Hill: Are there new ones? Does that include departments which had not delivered prior to December?

Mr Burt: No, they have all delivered prior to December.

Q50 Keith Hill: So the 11 which have not delivered have failed to meet the December deadline.

Mr Burt: The 11 have failed to meet the December deadline, but all the departments have actually put in place asset management strategies as required under the CSRO7 guidance. Strategies are in place but detailed plans that underpin the strategies are still coming through.

Q51 Keith Hill: When do you expect them to come through?

Mr Burt: We expect them to come through over the next few months and certainly by September of this year.

Q52 Keith Hill: September? Well I am not inclined to be very dismissive of these things but that is a bit of slippage is it not?

Mr Burt: It is some slippage against the original targets that we put in place, but in many respects we found that departments have actually found it quite difficult in some cases to convert overall strategies into detailed implementation plans.

Q53 Keith Hill: When I was a minister, I used to say that when I died they would find the word "slippage" engraved on my heart. It is a bit of a problem for Government. Are you confident that these 11 miscreants will deliver by September?

Mr Burt: Yes, I am. We are having regular one-to-ones with the departments concerned almost on a monthly basis. We are supporting them in delivering their plans.

Q54 Keith Hill: When they are delivered do you expect them to be of a proper quality?

Mr Burt: I would certainly expect that.

Q55 Keith Hill: What if they are not? What if it goes on?

Mr Burt: Then we would actually be exercising our function of challenging departments as to why they are not providing the sort of plans that we are expecting and we will certainly be sitting alongside them and helping them to develop them as we would expect.

Q56 Keith Hill: Have you done this in the past with departments in the other incarnations of the kind of government property institutions of which you have been a luminary?

Mr Burt: Yes. It has certainly happened in the context of relocation where a number of departments were slipping badly on delivery of their relocation commitments and we actually sent teams in to those departments to sit alongside and develop a proper implementation plan. That has worked very successfully.

Q57 Keith Hill: One final question. You have set the pace on this as the Office of Government Commerce, but achieving maximum improvement seems to require government departments to share. What has been the experience on that so far?

Mr Burt: The introduction of champions has actually proved to be very beneficial in terms of departments wanting to share their experience. The champions' forum that we chair is in part a networking, experience-sharing forum and in part a forum where we will talk about progress on HPP. We have put in place tools in addition to the benchmarking activity to allow departments to see what is happening across the piece. There is a prototype of a tool which we are calling "property interrogator" which allows a champion to see how their own department is performing against their peers and how the department is performing within its own family, so that is the parent department and its arm's-length bodies. That interrogator tool will be available over the next few months and will actually be the major tool to allow departments to share information.

Q58 Keith Hill: I ought to know this. Are the champions officials and not ministers?

Mr Burt: Yes. The champions are usually at director-general level and they comprise either commercial directors or chief operating officers of departments.

Q59 Keith Hill: Do ministers ever get involved in this process?

Mr Burt: Not directly, but maybe Jon Thompson, who is a champion, would be able to tell us. I am sure that ministers are briefed by their champions on what is happening.

Q60 Chairman: So is the Treasury going to be appointing a champion?

Ms Tulett: I am the Treasury champion.

Chairman: We want a vigorous performance from you this afternoon then.

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Q61 Mr Dunne: It is interesting to hear that this is the first time that this issue has been addressed across Government and I am sure you found this exercise from the NAO extremely valuable. Are you surprised, having come into Government recently, that there has been no exercise to look at space allocation or utilisation across Government before?

Mr Smith: I was surprised about the history actually; looking at the history, Government have tried every different type of governance mechanism in the past from central property agencies, which were complete Stalinist sort of directive agencies, through to complete decentralisation. What we have ended up with here is actually probably the best situation where you have managed decentralisation. In that sense, I am surprised that they have not done it but they now have a structure whereby they can actually do it. I have to say that I do now speak with permanent secretaries who do know about this agenda; I am told that was not the case in the past. It is now part of their business strategy. It is talked about at the board of each of the departments. There is an enormous way to go but, as with many of the things I have seen so far, the level of data really is the key. We have to get the data quality and coverage up to allow good decisions to be made.

Q62 Mr Dunne: I will come onto that in a second because that is a clear finding of this Report. Do you have a role within the OGC, or perhaps it is Mr Burt who should answer this question, to oversee allocation between departments or is this really decentralised down to the department and if they make their decision about space, a building might become available and then you are told about it or is the department responsible entirely for its own operations and disposals? If a new department is being established, for example, and a building is vacant in another department, how is that coordinated? Who knows about it?

Mr Burt: Since 1996, when the decision was taken to devolve accountability to departments for managing their estates, the OGC's predecessor Property Advisers to the Civil Estate had a role of coordinating the civil estate and that has been taken on by the OGC as its successor. What that means is that we have, through our property database which has all of the government holdings on it, an opportunity to see what is happening across the whole of the estate. Clearly it is for departments to decide for themselves how best to operate a lease or to operate a building, but we do have an oversight through that property database and an increasingly strong oversight through benchmarking on what is happening on a building-by-building basis.

Q63 Mr Dunne: By "oversight" do you mean you are now informed about it? You presumably do not have any power to direct departments to take on a property or to dispose of a property?

Mr Burt: *Transforming Government Procurement*, which was launched in January last year, does actually give the OGC powers to set standards and to challenge and to intervene. We are likely to want to use our benchmarking activity to at least establish

what is happening on a building by building basis and if departments are not achieving the kind of efficiencies that we would expect, we would be able to intervene. I would hope it would not come to that, because the experience we are having is that departments are actually working very well to achieve high performing property without our intervention, but nevertheless those powers are there.

Q64 Mr Dunne: Do you have sufficient skills within the OGC to be able to provide this sort of advice to departments?

Mr Burt: My team has a number of very skilled estate surveyors. We have a number of very skilled staff involved in workplace design and workplace productivity. We also buy in skills to help us do our role.

Q65 Mr Dunne: You were touching on the proportion of the estate that was freehold and leasehold and I have not picked that up; it may be covered in the Report. Can you point us to where that is or tell us what it is?

Mr Burt: Yes; 43% of the estate is freehold but that covers a whole range of different activities. Twenty eight per cent of the estate is leasehold, 28% of the estate is operated under PFI arrangements and 1% of the estate is done through serviced offices, the likes of Regus and MWB.

Q66 Mr Dunne: The reason I ask the question is that within an agency in my area, West Mercia Police, whom I was pleased to spend a bit of time with on the parliamentary scheme, it became apparent that one of the biggest surprises to me from that experience was that they generate a profit from their estates department because they bought in the right quality people with commercial property skills actively to manage their estate. I just wonder whether that is an experience that you have found is widespread across departments or whether it is particularly effective in Mr Thompson's department but does not exist in others?

Mr Burt: Probably the best way to describe the picture is that it is patchy. There are some very good estate directors with very good commercial experience. A number of estate directors have been brought in from the private sector. One of the areas of work that we are doing on high performing property is to look at the whole of the skills and capability agenda and to improve that across Government through the introduction of training schemes, qualification routes and looking at the kind of people who are in place.

Q67 Mr Dunne: I commend West Mercia Police to you. If you have not spoken to their estate team, it might be worthwhile.

Mr Burt: I will take that up.

Q68 Mr Dunne: Can we pick up Mr Smith's point about data? On page 9, paragraph 11 under the initial findings there is the pretty astonishing statement from the NAO that in most departments

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they do not have strategic property asset management plans and most departments often struggle to engage effectively with their arm's-length bodies over this. Would you like to comment a bit further on what you are doing to correct this basic database problem?

Mr Smith: To some extent, times have moved on. In the previous question I was just responding on where we are in terms of the government structure. We do have property champions. We do have property boards. We do have a strategy plan for every department. What we do not have is an asset management plan for every department, but we are determined that we will get one at the latest by September of this year. The answer to that is that this was absolutely correct at the time of writing and certainly a lot of the data is obviously 2005–06 data rather than 2007–08 data.

Q69 Mr Dunne: On page 14, paragraph 2.1, the NAO Report refers to the ePIMS (Electronic Property Information Mapping Service) system and describes it as being a mandatory system but with little evidence of it being used in many departments. Has that changed since this Report was prepared? Is the use of that now widespread and are you able to enforce, as the OGC, or do you not have powers of enforcement of this system?

Mr Smith: Yes, it is mandatory.

Q70 Mr Dunne: It was mandatory but it was not being used.

Mr Burt: Part of the answer to that is that a number of departments actually had systems in place running in parallel with ePIMS and the question there was not about throwing those systems away as departments had invested in them, but ensuring that those systems talked to ePIMS. There has been a bit of a time lag in terms of getting those up and running. As of today we certainly have around 90% of the estate onto ePIMS. We certainly have departments ensuring that their data is accurate and robust and virtually all departments are now actually using ePIMS as their main source of data.

Q71 Mr Dunne: Finally, picking up on one of the questions which the Chairman asked, the Government are continuously lecturing the private sector and the public sector about the importance of increasing energy efficiency and yet sustainability and even basic data on the energy efficiency of its own buildings seems to be woefully inadequate. The Chairman mentioned one or two statistics coming out of page 23 and paragraph 2.17. The one that struck me was that for 544 buildings out of 877, the department could not say whether or not they were running a recycling scheme. Could you update those statistics for us and tell us what you are doing to improve compliance with the Government's own target?

Mr Burt: I do not have the latest figures on how many departments have a recycling scheme. What we are doing about it is including that in our efficiency effectiveness element of the benchmarking activity.

Q72 Mr Dunne: We will be able to see on a building-by-building basis exactly who has and who has not got recycling schemes in place.

Mr Burt: Yes.

Q73 Mr Dunne: May I suggest some form of naming and shaming? Nothing would have more impact on government departments than being highlighted in a rogues' league table on an area which is as emotive and high profile as this.

Mr Smith: That is already in existence in the sense that the SDC report on a yearly basis against the performance on the SOGE targets, as they are known, which are the principal outcome targets that Government have for sustainability or environmental sustainability, one of which is recycling. However, the recycling target is of course across all of the estate, not just the central government office estate. There are three SOGE targets that relate solely to offices. One is carbon neutrality, on which I have to say I am not sure there is an agreed definition. The most important one is carbon emissions and there is an agreed definition there for the office estate; a target of 12.5% by 2010. Government have a way to go if they are going to meet that target. The last one is on per person water usage for new builds, but generally speaking it is right across the estate. On recycling across the estate, the SDC will be reporting on that; their next annual report is due out next month. From recollection, against the target of 40% recycling by 2010, the cross-government departments are achieving something like 30% or 35%; so one of the targets they have actually made some progress on. I take your point that if you look at just the offices and whether we have granular data building by building, then the answer is no, but we will have it through the benchmarking service.

Q74 Mr Mitchell: Would it not be better if we had a government property agency to handle the lot and shove departments in that?

Mr Smith: No, I think not.

Q75 Mr Mitchell: Why?

Mr Smith: The reason I think not is really the point being that property strategy must be driven from business strategy. The idea that a property agency would have complete and utter directive powers to determine where people have their offices, in what configuration, is probably wrong. A completely directive approach is wrong. It goes against the style of management in a lot of government areas for more decentralisation.

Q76 Mr Mitchell: Handling property is a professional skill and most departments do not seem to have it. If you had a property agency, you could build up a body of expertise that could best tell what goes where.

Mr Smith: There is one point of actually directing what the strategy should be; the second is actually implementing it and I take your point. In terms of

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whether we have the right skills which understand the options on lease, PFI, whatever it happens to be—

Q77 Mr Mitchell: You cannot expect the departments to have them.

Mr Smith: You can. The statistics say, although there are 17 departments, 85% of all of the office property is in five departments. This is not unusual in Government; that statistic happens all over the place. If you do have a large property estate, then you should have property professionals in your department.

Q78 Mr Mitchell: The Report says they do not have the skills. Paragraph 2.2: “We found that often departments did not know key management data on their buildings. Out of 896 buildings in 665 cases departments could not provide details on the proportion of building space that is cellular and open plan and in 58 cases were unable to provide a detailed breakdown of operating costs. In 60 cases departments did not know how many people were based in the building and so could not calculate an accurate occupation density”. This is pretty terrible.

Mr Smith: I agree. I have said that the data at the basis of the strategy is poor. Having said that, I can see a route map where we are going to get some data. The issue though on professionalism, in terms of whether we have the right skills in terms of professional property managers in those departments, I would have to say from talking with Mike and being around the departments, we have some gaps. That is not to say that we should then centralise everything.

Q79 Mr Mitchell: You said direction would not be acceptable and that is probably true. I cannot imagine the Foreign Office being ordered about, except by Europe, but you could handle the professional side of it as an adviser to all departments rather than leaving it to them.

Mr Smith: Well that is precisely what we are here to do. We are an adviser. What has not come out in the hearing so far is actually what sort of things OGC gets involved with in terms of the day-to-day uses of property. The idea that each department has its own office estate is also incorrect and that is also a feeling I have got when I get asked the question by a number of people. There are over 500 buildings out of the 10,000 buildings in the government property estate which have multiple occupancy; already many departments share offices. When offices come up, when lease breaks come up, what OGC gets involved with very often now is getting with the departments and acting as a marriage broker, talking about what the options are, under the lease break.

Q80 Mr Mitchell: Why do you not publish the kind of information that is in these fascinating tables, 15, 16, 17, 18? Great stuff. Why do you not publish it regularly, collate it and publish it?

Mr Smith: Well that is precisely what we are going to be doing as part of the benchmarking service.

Mr Burt: We have actually published.

Q81 Mr Mitchell: May I just ask the National Audit Office? When you say you have a benchmark of private sector costs, what is the benchmark? Is it costs all over London? Is it people per square metre or whatever all over London? Is it the City, is it Victoria, where is it?

Sir John Bourn: The benchmark relates to where the government building is.

Q82 Mr Mitchell: So the area it is in?

Sir John Bourn: Yes. It is a real benchmark. It shows in that area what the private sector is paying, in that area what the public sector is paying.

Q83 Mr Mitchell: If the costs are higher for some offices than for others, it is largely a question of where they are situated.

Sir John Bourn: Yes and all the benchmarking brings that out.

Q84 Mr Mitchell: Does your benchmarking include *per capita* usage?

Mr Davis: Yes. It provides benchmarks against a range of different building performance measures, costs, the way that space is utilised on a building-by-building basis given the nature of the individual building.

Q85 Mr Mitchell: Okay. It just strikes me, going in offices down Victoria Street, places where my kids have worked, that they are all rammed in like battery hens and this is the private sector which uses space much more aggressively than government offices seem to do. Would that be the case?

Mr Davis: It is certainly the case that space efficiency in the private sector is higher, so occupation densities in the private sector will be lower than in the public sector but there is a lot of evidence that you can achieve effective space with what looks on paper to be relatively low. Twelve square metres per person is quite reasonable.

Q86 Mr Mitchell: There is no measure of desirability, salubrity. The Chairman praised the education department and when I go into the education department it is a kind of paradise, it is like an American hotel. It has this huge atrium, it has water, it probably has fish in there and when I take delegations of underpaid teachers down from Grimsby, they look around and say: “My God, look at the conditions we have to work in compared with the conditions in there”. There is no measure of the relative desirability of buildings.

Mr Smith: I suppose no, the answer is that there is not.

Q87 Mr Mitchell: It is more paradise than Portcullis House.

Mr Smith: I have been in that building and it is a very pleasant building and I know quite a few people that work in it and they think it is a very pleasant building. Having said that, it is at the cutting edge in terms of private sector density and use of space. If

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you can get both, well good luck to you because you have got employees that actually want to work in that building even though they probably have half the space they had before.

Q88 Mr Mitchell: Is it at the front edge of private sector costs?

Mr Smith: I have to say I do not have the specific detail on that building, but this is about density, this is not about the cost of rental. Government actually buys and rents its property, where it can, at a lower cost than the private sector. If you have a look against just about every region in the UK, our rental costs are below the private sector. You will not find these figures in this Report but I can tell you, I have researched it. It is not rental costs; it is use of buildings which is the key issue.

Q89 Mr Mitchell: Let us move on. Keith Hill developed an interesting point about the contrast between the Foreign Office and Treasury, both in adjacent buildings, both with a kind of mentality as though they are All Souls' College in exile down Whitehall. There is a nice contrast between the space per person, which in the Foreign Office is quite lavish, as in the Treasury, and the accommodation cost per person, which is much lower in the Foreign Office than in the Treasury. How much has that difference in costs got to do with the Mapeley STEPS contract?

Mr Smith: I do not have the information. One observation I would make, and it is shown in the NAO Report, is that the unitary charge is included.

Q90 Mr Mitchell: Is Mapeley STEPS making it dearer for the Treasury than it is for the FCO which has not got that contract?

Mr Burt: Treasury have not outsourced their building through the Mapeley STEPS contract, that is HMRC.

Q91 Mr Mitchell: Who did up the Treasury building then? Was that not another private finance initiative?

Ms Tulett: The Treasury building was a PFI deal.

Q92 Mr Mitchell: Was that responsible for the increasing costs?

Ms Tulett: No. It is to an extent, because the full costs of the PFI and the unitary payment including the capital element are shown in the Treasury figures whereas if I read the footnotes—and the auditors will talk to this better than I—the FCO figures are actually modified because they only include one building out of the five and they do not include the full costs. It might be apples and pears in the stats in the Report.

Q93 Mr Mitchell: Just let me make a point about the Treasury. I go past it most days and I look down into those gloomy basements to see if human life is still extant down there and I have not actually seen much of it. There are empty desks, there are tables, there is

occasionally an overcoat hanging from a hat stand or something, but people no. Is there still a waste of space in the Treasury?

Ms Tulett: The Treasury's costs per square metre are consistent with the average for London but the Treasury's usage of the building is lower than average. Yes, there is still spare capacity that we can exploit within the Horse Guards building.

Q94 Mr Mitchell: Why can departments not compete to bring in partners? The Report speaks about families coming together. Why can families related to each other not be crammed into the same buildings? You have done that with one.

Ms Tulett: We have done that with OGC and that is quite fresh. We did that towards the end of last calendar year. It is now our intention to look at the spare space that we have elsewhere. We are currently in varying degrees of negotiation with other government departments to see whether they could take up the spare space.

Q95 Mr Mitchell: On the question of moving people from London, when I came into Parliament 13 years ago there was a report which talked of moving 30,000 civil servants out of London. We never seem to get them moved out of London and yet there are lots of desirable properties and offices in Grimsby. How far do you actively seek out properties? If you can run a major service from a call centre in Bangalore you can run a government department from Grimsby, can you not? How far do you actually seek out office accommodation in the north?

Mr Smith: I do not really want to evade your question, but, to be honest, relocation is a matter of policy. What we are doing as part of OGC is that we do have the right with property controls in London and the south-east where a business case has to be made, in terms of a lease break, for a role staying in London. I am not sure I have been to Grimsby too many times, but I am a Geordie and I have certainly been in the north-east.

Q96 Mr Mitchell: The north-east is cheap but we are cheaper still.

Mr Smith: You are cheaper still, yes.

Mr Burt: You have actually had 40 relocations going into Greater Grimsby, so it is not as though you have been ignored totally.

Chairman: I think it would do the grandees of the Foreign Office a great deal of good to be relocated to Grimsby.

Q97 Mr Bacon: I would like to start with a piece of clarification from Mr Davis of the NAO, if I may. On page 23 figure 16 puts the Treasury as the most expensive and in the bar chart it indicates that the Treasury is 12,000. In the briefing we have, the figure is given as £12,041 per person. I cannot find anywhere in the Report where that number is used. Are there numbers somewhere in the Report that correspond to those shapes in the bar chart or not?

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Mr Davis: The raw data behind the bar charts?

Q98 Mr Bacon: Yes. If not, could we have the actual numbers?

Mr Davis: We can certainly provide them.

Q99 Mr Bacon: Presumably it is also the case that if you multiply that by the number of people, you get to the total cost. In other words, accommodation cost per person multiplied by the number of people gets you to the total accommodation cost?

Mr Davis: It may not always be quite as straightforward as that because we have had to use median averages to get to these figures, so it may not always work.

Q100 Mr Bacon: It does not say median, it just says accommodation cost per person. Presumably you know how many people this calculation is based on?

Mr Davis: Yes.

Q101 Mr Bacon: And there must be a figure for the total cost. I would like to see the raw numbers basically: the accommodation costs per person; the number of people; and the total costs would be quite helpful.

Mr Davis: Yes, we can give you that.

Q102 Mr Bacon: It can be quite deceptive with someone like DCMS. We looked at the Football Licensing Association last time we looked at property and they were the most expensive, many hundreds of thousands of pounds, £180,000 per person, but they only had six people. So if you were able to supply us with that, it would be very helpful.

Mr Davis: Yes.

Q103 Mr Bacon: The second thing is that in footnote three, it says the DCMS will reduce from £12,707 to £6,429. In the bar chart it is very clear that DCMS is second behind the Treasury on about £11,000, is it not?

Mr Davis: Yes.

Q104 Mr Bacon: Yet it says will reduce from £12,700. Which year was it £12,700 or is the bar chart wrong?

Mr Davis: No, the bar chart is not wrong. We will include in the note an explanation of that.

Q105 Mr Bacon: That would be very helpful. If we could see some more numbers just generally, it would be most helpful. I would like then to continue with Ms Tulett from where Mr Mitchell left off. You mentioned Exchequer Partnership and you said that the unitary charge is generally included. Going back to this chart on page 16, how many people in the Treasury are covered by this calculation of accommodation per person?

Ms Tulett: The accommodation per person is for the total holdings of five buildings; so it is not just the Horse Guards, it is not just the Treasury core, it is the whole group. Within Horse Guards we have 1,595.

Q106 Mr Bacon: What is your annual unitary charge at the moment?

Ms Tulett: It is about £16.5 million.

Q107 Mr Bacon: It has gone up that much already has it? It was £14 million when we looked at it, £14.37 million. It is now £16 million and what?

Ms Tulett: It is about £16.5 million at the moment.

Q108 Mr Bacon: Divided by how many staff?

Ms Tulett: At the moment in that building, 1,595.

Q109 Mr Bacon: Right. That comes out at £10,344 per person. Does that sound about right to you?

Ms Tulett: Yes, it does.

Q110 Mr Bacon: You mentioned that you had saved £3 million in running costs. Who does that benefit, Exchequer Partnership Limited or you?

Ms Tulett: That benefits us because the two properties that we disposed of were nothing to do with the Exchequer Partnership. There was the sale of Thistle Street in Edinburgh, which also brought in £2.3 capital receipt, and the disposal of Trevelyan House with the decant of OGC into Horse Guards.

Q111 Mr Bacon: Presumably the scope for saving money within 1 Horse Guards is pretty limited because of the PFI—it is the contract you have—other than putting more people in and saving money per head.

Ms Tulett: Putting more people in is clearly the most efficient use of that building.

Q112 Mr Bacon: I am still reading Michael Barber's book on the delivery unit and I was interested to see that they went from a grotty room above the Red Lion Pub across the road into the back of what I think of as the Treasury building, but 1 Horse Guards. Presumably there is some space there as the delivery unit does not exist anymore. Is that where you went Mr Smith? Did you go into where the delivery unit had been?

Mr Smith: No, the PMDU has come into Treasury.

Q113 Mr Bacon: Does the PM's Delivery Unit (PMDU) still exist?

Mr Smith: Yes.

Q114 Mr Bacon: He says in his book that his proposal was that it should be wound down.

Ms Tulett: It has been transferred. Staff have transferred to the Treasury from the Cabinet Office, being the PMDU. OGC actually occupy, alongside most of our corporate services, the fourth floor of the Horse Guards building.

Q115 Mr Bacon: First of all on the subject of the annual unitary charge, could you send us a summary of what the costs have done since the contract started in terms of per year and where you see them going?

Ms Tulett: I can do indeed.

Q116 Mr Bacon: Presumably you have a projection for the 35 years of the contract do you?

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Ms Tulett: We do.

Q117 Mr Bacon: If you could send us that, that would be very helpful.² What is your estimate from 1,595, if you got up to capacity, not establishment but capacity of the building, what would the estimate be of the number of people there then?

Ms Tulett: On a 1:1 ratio, about 1,725.

Q118 Mr Bacon: So only 130 more?

Ms Tulett: Yes. We would then want to follow along the example Mr Thompson has demonstrated of actually looking at the ratio of staff to desks.

Q119 Mr Bacon: Double deck or whatever.

Ms Tulett: Yes.

Q120 Mr Bacon: I would like to ask a question about Mr Burt. You have obviously had a lot of experience in procurement. You are the immediate past chairman of the Chartered Institute of Purchasing and Supply. One of the things Mr Smith said, about looking across the departments when you talk to Mike, was that the professional expertise is not always there. One of my questions to you Mr Smith is why do you not have a property man, a property professional or indeed a property woman, somebody with property expertise as your Government Estate Transformation Director? Why do you have a procurement person and not a property person? We have experience of this because we looked at the NHS estate and it was not a chartered surveyor running that. Mr Burt, perhaps you could answer directly. Why are you in your job when you are not a property man?

Mr Burt: I have property experts as part of my team. A lot of what we are doing on property is actually either introducing or implementing a big change programme and I include culture change in that and a big procurement programme. At the end of the day a lot of what we are doing on property is actually procuring an asset as well as procuring the services to deliver the asset. There is a big procurement activity wrapped up in the property activity. Indeed one of the areas of savings that we are looking for is the way that we procure FM services for our buildings. At the moment, it is very silo oriented in the sense that there are several individual FM contracts around the country. There is scope to do more on collaborative procurement.

Q121 Mr Bacon: Do you mean that a contractor might be responsible for providing FM to a number of different buildings?

Mr Burt: Yes, or even to one building.

Q122 Mr Bacon: I was very struck by paragraph 2.2: "We found that often departments did not know key management data on their buildings . . . In 60 cases departments did not know how many people were based in the building". I remember once spending part of a weekend working in an investment bank building in the City—in fact we were busy doing

things for the Conservative Party. I remember my friend who was there with me saying as we walked through the door: "This place costs £33,000 to open every day". He was not an FM man, he was a marketer but he knew about the building. Who is it who is responsible such that you can have a situation where there are some people in the departments, luckily a minority, but there are some people who just do not know? Who is the person who is supposed to be responsible in each case? Is there in every case an estate director for every single department or every agency or every quango?

Mr Burt: Yes, there is.

Q123 Mr Bacon: He or she should be the person who knows the answers to those questions?

Mr Burt: Absolutely.

Q124 Mr Bacon: You are presumably drawing to the attention of those who do not know that they have an estate director who cannot answer these questions?

Mr Burt: Yes, that is part of the role that we have.

Q125 Mr Bacon: With some vigour?

Mr Burt: With some vigour. The slight gloss that I would put on that is that of course not every department has the same issues around property as others. Clearly property is a very significant issue for the likes of the DWP and HMRC which have very big estates, whereas for a department that has only one building it would be less so. There is an issue around the profile that is given to the estates activity which again we are looking to address.

Q126 Mr Bacon: I want to come back to Mr Smith and ask you one more question. Another peculiar department is the FCO, which has already been mentioned, partly because of the historic buildings that it has sometimes around the world, the Washington Embassy, the Moscow Embassy, Paris and so on which for very good reasons we might not want to give up. What work do you do with the Foreign Office specifically on their worldwide estate?

Mr Smith: We do not cover the FCO overseas estate.

Q127 Mr Bacon: Who does?

Mr Smith: The FCO does.

Q128 Mr Bacon: Perhaps we should have them along to talk about it.

Mr Smith: What we would hope would be being applied are the principles of what we are introducing through high performing property to the way that they are running their overseas estate. We do not have a direct remit for that overseas estate.

Q129 Mr Bacon: All I can say is that every time I have been to an embassy overseas with this Committee, the ambassador always gives you a gin and tonic within 90 seconds of you walking through the door. If they keep that up I suppose they will probably keep their property. May I ask a question about the OGC itself? John Oughton, your predecessor, used to have to report to the Prime

² Ev 17–46

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Minister on 91 different mission critical projects across Government. Have you inherited that commitment and do you still do it? It was mostly big IT projects but not necessarily all IT projects.

Mr Smith: Certainly when I came in there was not any reporting on a regular basis on mission critical or any other projects.

Q130 Mr Bacon: Was there not? John Oughton has told this Committee about the fact that this was one of the things he had to do to the Prime Minister.

Mr Smith: May be it had fallen into some disrepair, but I certainly did not see any reports, although I have to say that the CIO Council on IT-enabled projects were reporting their projects; so the ICT leads in government were reporting their major projects up through the delivery council and through them into the Cabinet Office. That is now being repaired. There will be a process to review major projects, not necessarily mission critical. In my view, the definition of mission critical is not really the most important projects very often, but certainly on the major projects, the most important projects, there is a process being put in place at this very moment such that we will have one government view of the health of those projects.

Q131 Mr Bacon: Going back to the government estate, perhaps you can send us a note describing in terms of these key metrics where you think you will be in 12, 24, and 36 months' time. Can you do that?³
Mr Smith: Which metrics?

Q132 Mr Bacon: The key metrics that are referred to in this Report; the key management data which departments often do not know about.

Mr Smith: Well I will have a crack at that, but it is unlikely that I will give a very accurate view of 12 months.

Q133 Mr Bacon: What I am really asking is what the ambition is and where you think you will be and what you think you will be saying to us in some detail, with numbers, in say three years' time?

Mr Smith: I will come back to you.

Mr Burt: With the mandating of the benchmarking service from 1 April certainly by 12 months beyond that, that is end of March 2009, we will be in a position where we will have all departments, all government organisations involved in benchmarking. We should have visibility on nearly 2,000 holdings across Government and we will be in a much better position to be able to see exactly what is happening across the whole of the estate.

Mr Smith: I will just put one caveat on that. My caveat would be that where Government could get to when you look at £1 billion to £1.5 billion, indeed that is very much the same as the NAO's numbers when it is mapped out to include all the executive agencies and other departments, the opportunity is okay. The issue for me is actually the deliverability. In property, in my experience, particularly in terms of what I have seen in Government, very often you

are into very long leases and the issue is when you can actually get out. Then, have you got the capital plans in place, if there is an element of capital required, to translate that into a result? When you say in three years, from my experience in private enterprise three years is fairly short. Can you actually have those breaks in property—and there are lots coming up—are there enough to give you the opportunity to achieve these new metrics? There is a question mark.

Q134 Mr Bacon: Fair enough. Can you send us a schedule of what is coming up and when?

Mr Smith: In terms of lease breaks? Absolutely; yes.⁴

Q135 Mr Bacon: I just want to ask a couple of questions for notes. In the note that Ms Tulett is going to send us on the Treasury building, is it possible for the OGC and the NAO between you to do the same for the new Home Office building and the MoD building which we looked at. In other words, since their inception, since occupancy started, what was the annual unitary charge of the date of occupancy and what has been the trend and for the life of the rest of the contract and what is now the predicted trend? That would be extremely helpful.

Mr Smith: So that is Home Office, MoD and HMT in terms of the unitary charge development?

Q136 Mr Bacon: Correct. Yes, because it has gone up to £16 million from £14 million and I think we will get that anyway from Mr Davis's note; also the accommodation cost per person, the total number of people and the actual cost. Thank you very much.

Mr Smith: Yes.

Mr Davis: Yes.

Q137 Mr Williams: Four of us on this Committee will approach the drafting of our Report with some circumspection and much dependent on the answer to my first question in that I, as chair of the Public Accounts Commission, and three of my colleagues here have authorised a significant refurbishment. Can you tell me, Sir John, if the NAO refurbishment we have approved were included in table 25 on page 42, would it be at the goody end or would it be at the baddy end of the table?

Sir John Bourn: It will be at the goody end and we are still working on how good it will be.

Q138 Mr Williams: We approached it with considerable perception of future needs. We can pat ourselves on the back.

Sir John Bourn: Of course we are applying and following through in relation to our own requirements the approach that is envisaged in this Report.

Q139 Mr Williams: We can produce a bad Report for the rest of you in that case. Let us come back to this problem of PFI. How significant is it in the global sphere? I have forgotten the figures; I did not

³ Ev 17

⁴ Ev 17–46

jot them down in time. I know we are talking of 896 buildings in the report. How many PFI projects are there which actually circumscribe in some way your ability to implement the improvements you want to produce across the board?

Mr Burt: In terms of buildings that have been refurbished under PFI, only a handful. The main ones in London are the Home Office, Treasury building, MoD. The issue that we have is in where a department has outsourced the whole of its estate through PFI, and that is in the context of DWP and HMRC, where it is often quite difficult to get the base data on how a building is performing because that is held by the outsourced provider. It is not impossible and indeed the discussions we are having, through DWP and HMRC, with Land Securities Trillium and Mapeley are actually getting us that data, but there is an issue there.

Q140 Mr Williams: A cost-benefit assessment is made, it is not just presumed that because it is PFI and the difficulties of PFI that it is a no-go area.

Mr Burt: No, absolutely not and in fact in the context of benchmarking, we have done some specific work around how we benchmark PFI buildings.

Q141 Mr Williams: One of you made the point that it would be in new PFI builds that you would be able to build in flexibility. In the future in what way will you be able to build that in where you have not done in the past?

Mr Smith: Some of them have been. DWP is an example of that where flexibility was built in. I think I am right in saying—I will check this number—since the PFI started on there, they have released 130,000 square metres of space even though they have been under the PFI. I will check that, but certainly they have released space. Of course there is a cost to building in flexibility. You probably pay some more but sometimes that is sensible when you are looking at planning for the future.

Q142 Mr Williams: Could you let us have one or two examples? Is it possible to do that in a note?

Mr Burt: We could certainly let you have some examples of where individual buildings have been refurbished through PFI or a new build through PFI.⁵

Q143 Mr Williams: I am more concerned about where they cannot be. Are there examples where you have not been able to go ahead with them or it has been severely limited in what you can do just because of PFI?

Mr Burt: We will have a look at that.⁶

Q144 Mr Williams: Would you please put a note in?

Mr Burt: Indeed.

Q145 Mr Williams: It says in the Report that of the 896 only 520 are in the OGC benchmarking services. What is holding back the others?

Mr Burt: We have actually increased that number now to 631 and when we go through the mandating process from 1 April, that will increase to over 2,000.

Q146 Mr Williams: What is holding the others back? Is there any suspicion that there is foot dragging, for example? Is there any incentive to do what you want them to do or are there any penalties to deter them from not cooperating with you?

Mr Burt: The biggest incentive is really the fact that all departments are facing a pretty tough round of being able to live within the reduced resources that they have, so property actually becomes higher on the profile in terms of an area where savings can be made. What we are finding is that there is no foot dragging. We have been running the benchmarking since 2006 on a voluntary basis and rolling it out in phases and in fact in the period of about 19 months we have covered 24% of the estate on a voluntary basis.

Q147 Mr Williams: We are going into a period of relative constraint as far as expenditure is concerned. How far is the cost of refurbishment generally, and particularly in PFI, an upfront cost which, while it may be justified long term, is a cost that departments would prefer not to take on because of the limitations imposed during the next three years of comprehensive spending?

Mr Burt: The upfront cost of refurbishment is obviously a very critical factor and it can get in the way of some departments taking forward their plans for refurbishment.

Q148 Mr Williams: Really? Would you say they set them aside or revisit them?

Mr Burt: Through the business case process they will be looking at the value for money for going down that route. Sitting behind that of course is the fact that if you leave maintenance on a building too long, then you actually store up an even bigger problem for yourself. In terms of upfront cost, clearly the business case will be looking at the upfront costs against the payback period and the value for money that comes out of it and the schemes that have gone forward in the likes of BERR, the former DTI, indeed in DCSF, have actually looked at the upfront costs and the payback period.

Q149 Mr Williams: Have there been any that would be worthwhile and that you would still say there would be merit in making the changes but it is the upfront cost that is stopping you going ahead with it?

Mr Thompson: I am happy to share our own personal experience, which is that the cost-benefit analysis for refurbishing Sanctuary buildings in London was £9 million. What it enabled us to do was to consolidate two London properties into one because we were able to adopt some of this best practice and that saved us £12 million a year. With that kind of payback period it was obviously very good. I cannot speak for everyone else, but a £9 million investment for a £12 million annual saving seems like a pretty good cost-benefit analysis to me.

⁵ Ev 51

⁶ Ev 51

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Q150 Mr Williams: Is there any possibility that the generosity of Treasury could be such that they might cast their greedy eye on the savings and say they do not see why you should have the full benefits of that? Are you guaranteed the full savings?

Mr Thompson: In my particular case, yes, but it is fair to say that the Treasury spending teams are open to a conversation about these kinds of cost-benefit analyses. If you can produce a compelling case, this certainly allows you to have a conversation about dealing with it potentially outside your normal administration costs.

Q151 Mr Williams: Can we hear some more about this conversation? Conversations fascinate me. Describe such a conversation.

Mr Thompson: Well such a conversation goes “I think I have got a fairly compelling financial case to restructure my property portfolio. Can we talk about whether or not the Treasury is able to fund or part fund £9 million? I can deliver the public purse £12 million in saving”.

Q152 Mr Williams: There is only one answer to that is there not? When it gets down to the nitty-gritty, have you had cases you can think of where you would have liked to go ahead and you have had to say no?

Mr Thompson: I personally cannot.

Mr Burt: Across the government estate?

Q153 Mr Williams: Yes.

Mr Burt: I do not know of any cases, certainly none of the major schemes have actually been prevented from going ahead. There may be a few isolated smaller cases.

Q154 Mr Williams: Would you check and come back to us with a note if there is any evidence of that sort of constraint?

Mr Burt: Certainly.

Q155 Mr Williams: A final question to OGC. What muscle do you have? You have the power of persuasion and the ability to point out that there are benefits from pursuing the policy you want and the procedures you want. At the end of the day, if you come across a department that is dragging its feet, do you have any muscle at all to persuade it to take the view you want rather than the view it is pursuing?

Mr Smith: It is always difficult when you talk about muscle. There is muscle for OGC in the sense of mandation, the benchmarking, ePIMS. The issue though is not really about the tools you are putting in place; it is about what you do in your plans. The issue there is yes, there are certain areas: the London and the south-east property controls. There has to be an explanation of the business case to stay in London. If OGC does not agree, then that will go to the Chief Secretary of the Treasury. Yes, that is muscle. The biggest muscle we can have is actually public exposure and I am talking here in the sense of within the Civil Service rather than getting into other

dangerous ground, but certainly within the Civil Service public exposure of whether you are meeting your targets or not.

Q156 Mr Williams: Why should it only be within the Civil Service? The reason we are here is because the public’s interest is in this. So if it is of interest within the Civil Service, it is of interest in this Committee and it is of interest to the public generally. Could you put on a more public display of your effective muscle?

Mr Smith: We will certainly be reporting against the OGC’s performance against its agenda on a regular basis, yes.

Mr Burt: We have an annual report on benchmarking which looks across the whole of Government. That is published, that is publicly available and that actually identifies how Government is performing against the key metrics that we have under the benchmarking activity.

Q157 Mr Williams: One final question. C&AG, is there anything you think the NAO could do further than is being done at the moment to support the OGC in its actions?

Sir John Bourn: The publicity that will be brought out by this published Report is again an example of our encouraging the public knowledge and public discussion of it, picking up the point you made before. We are also interested in the metrics that they use, compared with those that we have devised for this exercise. We look on it as working in a complementary way for us to assist the OGC in the further development of their approach here.

Q158 Mr Mitchell: I am interested in the point about penalties and incentives. There are some departments which have better reasons for being in London than others. Since civil servants seem reluctant to go—we have been trying for decades now to get departments and functions moved out of London—can we do it without incentives and penalties? If I were the head of Defra or DFID, good departments for moving out of London, would I not be encouraged to think of moving to Grimsby by a penalty for keeping things in London and an incentive from the cheaper office rents and the greater desirability of the neighbourhood from going to Grimsby? Will we ever get them to transfer without penalties and incentives?

Mr Smith: The really key issue is actually getting people to understand their accountability for cost, getting people to understand the benefits which can take place if they move people out.

Q159 Mr Mitchell: That is a distant thrust, if I am sitting in plush offices in London.

Mr Smith: I have to say that the first thing you do is actually make people aware. If you are benchmarking one property against another, if you are benchmarking one department against another, that will come out. There is a lot of activity underway in Government. The issue is making it consistent across Government. It is a policy question essentially if you are going to apply penalties on

 Department for Children, Schools and Families, Office of Government Commerce & HM Treasury

departments staying in London; it is not an OGC question. What we will do is work within policy and we will try to maximise within that situation.

Q160 Mr Bacon: The old Home Office building in Queen Anne's Gate was not sold, I seem to remember reading in the press, because at the time a high enough price was not reached and it remains therefore part of the government estate. Perhaps Mr Burt will know more about this. I think I am right in saying that something is now being done with it. Can you tell us what?

Mr Burt: Yes, the building is being refurbished and the Ministry of Justice is going to move in there.

Q161 Mr Bacon: The whole thing will be the Ministry of Justice building.

Mr Burt: Yes.

Q162 Mr Bacon: Was it not used in a film, *1984*, as the Ministry of Thought?

Mr Burt: I am not sure.

Q163 Mr Bacon: When will that be finished?

Mr Burt: I believe it will be finished later on this year?

Q164 Mr Bacon: Will it be a PFI or is it going to be an on-the-books building?

Mr Burt: I do not think it is PFI but I might be wrong. I will send you a note on that.⁷

Q165 Mr Bacon: If it is, perhaps we will take a look at it.

Mr Burt: Yes.

Chairman: That concludes our hearing. I should say that we have had a bit of a laugh about Grimsby, but there is a serious issue behind this. Speaking for my own constituency, if you look at some government departments relocating away from smaller market towns, for instance this week we are losing our vehicle testing centre, we have lost our magistrates' courts, we are losing our police courts, there is a serious issue behind this, also the lack of progress on getting jobs out of London generally, but it has cost £6 billion to run your estate so it is a very serious issue. We would like to have you back before the end of this Parliament, Mr Smith, to see what progress you have made and we would also like to have Ms Tulett back. As you are the champion, we want you now to climb on your steed and see whether you can deliver better performance in the Treasury. I would like you back personally please. Thank you very much.

⁷ *Note by witness:* This refurbishment is not a PFI scheme and will be on the MOJ's balance sheet.

Supplementary memorandum submitted by the Office of Government Commerce

Question 28 (Dr John Pugh): *Savings that have been made on the Government estate so far*

Savings are derived from various estate activities including:

- Rationalising office property (for example matching demand for accommodation with supply from the estate and "recycling" accommodation).
- Market activity (for example helping departments to achieve improved rent settlements at lease review or renewal by notifying them of other activity on the civil estate; facilitating liaison between agents acting for individual departments; and offering general advice and guidance on rent levels).
- The operation of property controls in London and the South East.

Savings achieved so far in each of these areas over the period 2004–05 to 2006–07 total £217 million and are as follows:

i) Estate rationalization:

2004–05:	£32 million from 22 cases involving 44 departments
2005–06:	£46 million from 25 cases involving 50 departments
2006–07:	£71 million from 20 cases involving 44 departments

ii) Market activity:

2004–05:	£6.9 million
2005–06:	£14.9 million
2006–07:	£10.2 million

iii) Property controls:

2006–07:	£36 million taken off the Government's rent bill in London through the release of 185,000 sq metres of accommodation (the current figure is £55 million through the release of 323,000 sq metres)
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Questions 131—133 (Mr Richard Bacon): *Trends on the key management data used by the NAO over the next 12, 24 and 36 months*

It is very difficult to predict trends in key management data relating to accommodation cost per square metre, accommodation cost per employee, cost per employee by region, allocation of space per employee, potential savings against private sector benchmark buildings, and regional spending and potential gross savings. Some of these trends, for example savings against private sector buildings, will be driven by changes in the property market over these periods.

However, with property benchmarking mandated to all government organisations from 1 April 2008, there will be greater visibility, on a building by building basis, on the trends in these key management data. The spotlight on building performance provided by benchmarking will encourage departments to improve on the 2005–06 picture. The expectation, therefore, is that accommodation costs will reduce, as will the allocation of space per employee driven by the intended introduction of workspace standards from April 2008. In terms of the latter, a number of departments (for example DCSF, FCO and MOJ) are either already operating below 12 square metres per employee or are expected to do so soon.

Questions 117 & 134 (Mr Richard Bacon): *Schedule of future lease breaks*

From 2007–08 and 2015–16, there will be 514 lease breaks or lease expiries. A list of these is at Annex A, and is for the English departments with accommodation in the UK.

Annex A

SCHEDULE OF GOVERNMENT LEASE EXPIRIES AND BREAKS

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
FY 07/08										
London	Department for Children, Schools and Families	DCSF—TRAINING & DEVELOPMENT AGENCY FOR SCHOOLS	Expiry	PORTLAND HOUSE		STAG PLACE	London	SW1E	5DF	1022
North East	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Break	UNIT C ENTERPRISE CITY		MEADOWFIELD AVENUE	Spennymoor	DL16	6JF	3984
North East	HM Courts Service	HMCS—NORTH EAST & YORKSHIRE REGION (NORTHUMBRIA)	Expiry	GATESHEAD COUNTY COURT		5TH FLOOR, CHAD HOUSE, TYNEGATE PRECINCT	Gateshead	NE8	3HZ	1022.79
East Midlands	Department for Innovation, Universities and Skills	DIUS—MEDICAL RESEARCH COUNCIL	Break	TOXICOLOGY UNIT		HODGKIN BUILDING, UNIVERSITY OF LEICESTER, LEICESTER, LANCASTER ROAD	Leicester	LE1	9HN	7390.37
Yorkshire and the Humber	Department for Culture, Media and Sport	DCMS—ARTS COUNCIL ENGLAND	Break	LONGSIDE, UNITS 1, 2 & 7,		JEBB LANE	Barnsley	S75	4BS	2787
London	Department for Culture, Media and Sport	DCMS—NATIONAL MARITIME MUSEUM	Expiry	UNITS 2 & 3 LAWRENCE TRADING E		BLACKWALL LANE	London	SE10	0AR	2326
North East	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Expiry	EAGLE STAR HOUSE	2-8	FENKLE STREET	Newcastle upon tyne	NE1	5RU	1555
South East	Communities and Local Government	CLG—ENGLISH PARTNERSHIPS	Expiry	MILTON KEYNES OFFICE CBX 2	414-428	MIDSUMMER BOULEVARD	Milton keynes	MK9	2EA	2414
South East	Department of Health	DH—HEALTH PROTECTION AGENCY	Expiry	SOUTHAMPTON GENERAL HOSPITAL		TREMONA ROAD	Southampton	SO16	6YD	1165
Yorkshire and the Humber	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	FURNIVAL HOUSE		FURNIVAL GATE	Sheffield	S1	4QP	1492.4
FY 08/09										
West Midlands	HM Courts Service	HMCS—MIDLANDS REGION (WEST MIDLANDS)	Expiry	WEST MIDLANDS COURT CENTRE	W1-W3	HARBOUR BUILDINGS WATERFRONT, WEST MERRY HILL	Dudley	DYS	1LN	2537.13
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	ANGEL SQUARE	1	TORRENS ST	London	EC1V	1SX	1306
London	Home Office	HOPG—CORE HOME OFFICE	Expiry	PROCESSION HOUSE	55	LUDGATE HILL	London	EC4M	7JW	3900
North West	HM Courts Service	HMCS—NORTH WEST (CUMBRIA & LANCASHIRE)	Break	NELSON COUNTY COURT	9-13	PHOENIX CHAMBERS, HOLME STREET	Nelson	BB9	9SN	2262

<i>Property GO Regional</i>	<i>Department Name</i>	<i>PROPERTY CENTRE</i>	<i>Event Type</i>	<i>Property Name</i>	<i>Property Street</i>	<i>Property Road</i>	<i>Property town</i>	<i>Property Code Area</i>	<i>Property Post Code Street</i>	<i>Floor Area</i>
London	Department for Culture, Media and Sport	DCMS—ENGLISH HERITAGE	Expiry	3 BUNHILL ROW	3	BUNHILL ROW	London	EC1Y	8YY	2375
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	CUNARD BUILDING		PIER HEAD	Liverpool	L3	IDS	1512.8
London	HM Courts Service	HMCS—LONDON REGION (CIVIL)	Expiry	BARNET COUNTY COURT		ST MARY'S COURT, REGENTS PARK ROAD	Barnet	N3	1BQ	2069.59
North West	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	TRAFFORD HOUSE		CHESTER ROAD	Manchester	M32	0SL	1301.2
West Midlands	Department for Business, Enterprise and Regulatory Reform	DBERR—INSOLVENCY SERVICE	Break	LADYWOOD HOUSE	45-46	STEPHENSON STREET	Birmingham	B2	4UZ	8773.9
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	INDIA BUILDINGS		WATER STREET	Liverpool	L2	0XG	1646.1
North West	Home Office	HOPG—CORE HOME OFFICE	Expiry	INDIA BUILDINGS		WATER STREET	Liverpool	L2	0XG	1002.2
South West	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Break	EXETER CLYST HOUSE		WINSLADE PARK	Exeter	EX5	1DY	5876
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	GRAEME HOUSE		DERBY SQUARE	Liverpool	LP2	7XS	3903.38
West Midlands	Department for Children, Schools and Families	DCSF—BRITISH EDUCATIONAL COMMUNICATIONS & TECHNOLOGY AGENCY	Break	MILBURN HILL ROAD		MILBURN HILL ROAD	Coventry	CV4	7JJ	2011.29
East Midlands	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	RIVERSIDE HOUSE		RIVERSIDE WAY	Northampton	NN1	5PE	1404.6
West Midlands	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY MIDLANDS	Expiry	WRENS COURT	15/17	SOUTH PARADE	Sutton coldfield	B72	1QY	1059
London	National Probation Directorate	NPS—EASTERN	Expiry	AUTOPHONE HOUSE	73	GREAT PETER STREET	London	SW1P	2BN	1592
London	National Probation Directorate	NPS—EASTERN	Expiry	71 GREAT PETER STREET	71	GREAT PETER STREET	Victoria	SW1P	2BN	1744.9
London	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	SIDCUP HOUSE	12-18	STATION ROAD	Bexley	DA15	7EQ	1509.8
London	Central Office of Information	COI—CENTRAL OFFICE OF INFORMATION	Expiry	HERCULES HOUSE		HERCULES ROAD	Lambeth	SE1	7DU	10001
London	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Break	ROSE COURT	2	SOUTHWARK BRIDGE	Southbank	SE1	9HS	14608.3
Wales	Department for Transport	DFT—VEHICLE AND OPERATOR SERVICES AGENCY	Break	WELCOMBE HOUSE	91-92	THE STRAND	Swansea	SA1	2DH	2923.6
London	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Break	GREENCROFT HOUSE	12	ROGER STREET	London	WC1N	2JL	1628

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
London	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Break	GRAY'S INN ROAD 85	85	GRAY'S INN ROAD	Midtown	WC1X	8TX	2624
West Midlands	Crown Prosecution Service	CPS—WEST MERCIA	Break	ARTILLERY HOUSE		HERITAGE WAY	Droitwich	WR9	8YB	1665
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	STATUS PARK	4	NOBEL DRIVE	Hillingdon	UB3	5EY	2240
Scotland	Home Office	HOPG—CRIMINAL INJURIES COMPENSATION AUTHORITY	Break	TAY HOUSE	300	BATH STREET	Glasgow	G2	4JR	4645
London	Department for Culture, Media and Sport	DCMS—NATIONAL GALLERY	Expiry	ST VINCENT HOUSE	30	ORANGE STREET	Victoria	WC2H	7HH	1340
Wales	Department for Innovation, Universities and Skills	DIUS—BIOTECHNOLOGY & BIOLOGICAL SCIENCES RESEARCH COUNCIL	Expiry	IGER BRONYDD MAWR		OFF A40	Brecon	LD3	8RD	3980
South West	HM Courts Service	HMCS—SOUTH WEST REGION (GLOUCESTERSHIRE)	Break	SOUTHGATE HOUSE		SOUTHGATE STREET, PART SECOND FLOOR	Gloucester	GL1	1UW	1318
West Midlands	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Break	COVENTRY POINT		MARKET WAY	Coventry	CV1	1EB	1450.59
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	STATUS PARK	4	NOBEL DRIVE	Hillingdon	UB3	5EY	1790
London	Department for Culture, Media and Sport	DCMS—ENGLISH HERITAGE	Expiry	1 WATERHOUSE SQUARE	1	WATERHOUSE SQ	London	EC1N	2ST	2447.57
East of England	Communities and Local Government	CLG—CENTRAL	Break	HEMPSTEAD HOUSE	2	SELDEN HILL	Hemel hempstead	HP2	4TN	1816.2
North West	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	UNIT 1 WAREHOUSE		CHERRY LANE	Liverpool	L4	6UG	1451
North West	Communities and Local Government	CLG—GO NORTH WEST	Expiry	CITY TOWER		PICCADILLY PLAZA	Manchester	M1	4BE	6966
North West	Local Government Department for Transport	DFT—HIGHWAYS AGENCY	Expiry	CITY TOWER	na	PICCADILLY PLAZA	Manchester	M1	4BE	3774
London	Department for Transport	DFT—DFT CENTRAL	Break	GREAT MINSTER HOUSE	76	MARSHAM STREET	Victoria	SW1P	4DR	14213
North West	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Expiry	MERSEY HOUSE		DRURY LANE	Liverpool			6968
London	Ministry of Justice	MOJ—MINISTRY OF JUSTICE HQ	Break	MILLBANK TOWER		MILLBANK	Victoria	SW1P	4QP	3303
London	Department for Transport	DFT—DFT CENTRAL	Break	GREAT MINSTER HOUSE	76	MARSHAM STREET	Victoria	SW1P	4DR	6503
East Midlands	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	CITY GATE WEST		TOLLHOUSE HILL	Nottingham	NG1	5AT	1742
South East	Crown Prosecution Service	CPS—SOUTH EAST AREA	Expiry	1 ONSLOW STREET	1	ONSLow STREET	Guildford	GU1	4YA	1994.4

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Code Area	Property Post Code Street	Floor Area
North West	HM Courts Service	HMCS—NORTH WEST (CUMBRIA & LANCASHIRE)	Expiry	ACCRINGTON COUNTY COURT	1	OAK STREET, BRADSHAWGATE HOUSE	Accrington	BB5	1EQ	1465.29
West Midlands	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	GUARDIAN HOUSE		CRONEHILLS LINKWAY	West bromwich	B70	8SE	1428.3
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	WINDSOR HOUSE		IRONMASTERS WAY	Telford	TF3	4NB	3150
South West	HM Courts Service	HMCS—SOUTH WEST REGION (AVON & SOMERSET)	Expiry	BRISTOL COUNTY COURT		THE GUILDHALL, BROAD STREET	Bristol	BS1	2HL	2853.2
South East	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	TECHNOLOGY HOUSE	48-54	GOLDSWORTH ROAD	Woking	GU21	6LE	1521
North West	HM Courts Service	HMCS—NORTH WEST (GREATER MANCHESTER)	Break	MANCHESTER OFFICES (15 QUAY ST	15	QUAY STREET	Manchester	M60	9FD	2390.57
West Midlands	National Probation Directorate	NPS—WESTERN	Expiry	68/69 ROLFE STREET WARLEY	68-69	ROLFE STREET	Warley	B66	2AL	1264
London	Department for Transport	DFT—CROSSRAIL	Expiry	PORTLAND HOUSE		STAG PLACE	London	SW1E	5DF	3065.8
London	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	BURRELL HOUSE	44	THE BROADWAY	Newham	E15	1XH	1217
London	HM Courts Service	HMCS—LONDON REGION (FAMILY)	Expiry	INNER LONDON & CITY FAMILY PRO	59/65	WELLS STREET	London	W1A	3AE	2174
London	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Break	WESTFIELD HOUSE	30	KNARESBOROUGH DRIVE	Eatlsfield	SW18	4UT	7400
Scotland	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Break	TAY HOUSE	300	BATH STREET	Glasgow	G2	4JR	1869
Yorkshire and the Humber	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Break	NORTHALLERTON ALVERTON COURT		CROSBY ROAD	Northallerton	DL6	1AD	5051.9
East of England	Crown Prosecution Service	CPD—EASTERN	Break	COUNTY HOUSE	100	NEW LONDON ROAD	Chelmsford	CM2	0RG	3445.2
West Midlands	Department for Business, Enterprise and Regulatory Reform	DBERR—ADVANTAGE WEST MIDLANDS	Break	3 PRIESTLEY WHARF	20	HOLT STREET	Birmingham	B7	4BN	4051.5
FY 09/10										
Scotland	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Break	EAGLE BUILDING	215	BOTHWELL STREET	Glasgow	G2	7TS	1891

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
East of England	Department of Health	DH—COMMISSION FOR SOCIAL CARE INSPECTION	Break	CPC1		CAPITAL PARK	Cambridge	CB1	5XE	1000.56
North West	Charity Commission	CHARITY COMMISSION	Break	PRINCES PARADE 12		PRINCES PARADE	Liverpool	L3	IDE	1320.6
West Midlands	Department of Health	DH—NHS BLOOD & TRANSPLANT	Expiry	THE OLD VICARAGE		BELMONT ROAD	Stoke-on-trent	ST1	4BT	1800
Yorkshire and the Humber London	National Probation Directorate	NPS—NORTHERN CHARITY COMMISSION	Break	173 SPRINGHALL LANE HALIFAX	173	SPRING HALL LANE	Halifax	HX1	4JG	1533.7
East of England	Department for Environment, Food and Rural Affairs	CHARITY COMMISSION	Expiry	HARMSWORTH HOUSE	13–15	BOUVERIE STREET	City	EC4Y	8DP	5163.7
London	Department for Culture, Media and Sport	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	HUNTINGDON CHEQUERS COURT		ST GERMAINE STREET	Huntingdon	PE29	3LU	2945.7
East of England	Treasury	DCMS—NATIONAL MARITIME MUSEUM	Expiry	VIZGOL HOUSE	14	FEATHERS PLACE	London	SE10	9NE	1291
East of England	National Probation Directorate	HMT—OFFICE OF GOVERNMENT COMMERCE	Expiry	ROSEBERY COURT		ST ANDREWS BUSINESS PARK	Norwich	NR7	0HS	6574.3
North East	Business, Enterprise and Regulatory Reform	NPS—EASTERN	Break	CULLEN MILL	49	BRAINTREE ROAD	Witham	CM8	2DD	1425.4
London	HM Revenue and Customs	DBERR—IWS DIRECTORATE	Break	TEMPLARS ESTATE QUEENSWAY HOUSE		WEST PRECINCT	Billingham	TS23	2NF	1353.5
London	Department for Children, Schools and Families	HM REVENUE AND CUSTOMS	Break	SOMERSET HOUSE		STRAND	Midtown	WC2R	1LB	5930.7
London	Department for Business, Enterprise and Regulatory Reform	DCSF—CHILDREN & FAMILY COURT ADVISORY & SUPPORT SERVICE	Break	SOUTH QUAY PLAZA 3	189	MARSH WALL	Tower hamlets	E14	9SH	1426
Yorkshire and the Humber	Department for Culture, Media and Sport	DBERR—ADVISORY CONCILIATION AND ARBITRATION SERVICE	Break	BRANDON HOUSE	180	BOROUGH HIGH STREET	Borough	SE1	1LW	2953.9
East of England	Department for Environment, Food and Rural Affairs	DCMS—ENGLISH HERITAGE	Break	37 TANNER ROW	37	TANNER ROW	York	YO1	6WP	1458.9
London	Department for Culture, Media and Sport	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	PETERBOROUGH NORTHMINSTER HOUS		NORTHMINSTER ROAD	Peterborough	PE1	1UA	4761
London	Department for Culture, Media and Sport	DCMS—OLYMPIC DELIVERY AUTHORITY	Expiry	CHURCHILL PLACE 1	1	CHURCHILL PLACE	Docklands	E14	5LN	3064.5

<i>Property GO Regional</i>	<i>Department Name</i>	<i>PROPERTY CENTRE</i>	<i>Event Type</i>	<i>Property Name</i>	<i>Property Street</i>	<i>Property Road</i>	<i>Property town</i>	<i>Property Code Area</i>	<i>Property Post Code Street</i>	<i>Floor Area</i>
London	Department for Culture, Media and Sport	DCMS—OLYMPIC DELIVERY AUTHORITY	Expiry	CHURCHILL PLACE 1	1	CHURCHILL PLACE	Docklands	E14	5LN	2985.5
North East	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	SCOTTISH LIFE HOUSE		ARCHBOLD TERRACE	Newcastle upon Tyne	NE2	IDB	1520
North West	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Break	PETERSFIELD HOUSE	29	PETER STREET	Manchester	M2	5QL	1177
West Midlands	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	CHADWICK HOUSE		BLENHHEIM COURT	Solihull	B91	2AA	1287.8
East of England	Crown Prosecution Service	CPS—EASTERN	Expiry	QUEENS HOUSE	58	VICTORIA STREET	St albans	AL1	3HZ	1235.6
London	Department for Culture, Media and Sport	DCMS—NATIONAL HERITAGE MEMORIAL FUND	Expiry	HOLBEIN PLACE	7	HOLBEIN PLACE	London	SW1W	8NR	2947.59
London	Ministry of Justice	MOJ—MINISTRY OF JUSTICE HQ	Expiry	SELBORNE HOUSE	54-60	VICTORIA STREET	Victoria	SW1E	6QW	13316.5
London	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	CONNECT HOUSE	133-137	ALEXANDRA ROAD	Merton	SW19	7JY	1930
South East	Crown Prosecution Service	CPS—SOUTH EAST AREA	Expiry	RIDING GATE HOUSE	37	OLD DOVER ROAD	Canterbury	CT1	3JG	1271.7
London	Office of Fair Trading	OFFICE OF FAIR TRADING	Expiry	FLEETBANK HOUSE	2-6	SALISBURY SQUARE	City	EC4Y	8AE	11493.1
London	Department of Health	DH—NHS LITIGATION AUTHORITY	Break	NAPIER HOUSE	24	HIGH HOLBORN	London	WC1V	6AZ	1811
Yorkshire and the Humber	Local Government Department for Children, Schools and Families	CLG—AUDIT COMMISSION	Break	KERNEL HOUSE		KILLINGBECK DRIVE	Leeds	LS14	6UF	1258
London	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Expiry	ALEXANDRA HOUSE	33	KINGSWAY	City	WC2B	6SE	5104.9
North West	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Break	DANIEL HOUSE		TRINITY ROAD	Liverpool	L20	7HE	6300.3
North West	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Break	LEE HOUSE	90	GREAT BRIDGEWATER STREET	Manchester	M1	5JW	1201
East of England	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Break	WOBURN COURT	2	RAILTON ROAD	Bedford	MK42	7PN	1094
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	UNIT 6 CROYDON HALLS, INDUSTRIAL		NEWMAN ROAD	Croydon	CR0	3JX	2813.4
North East	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	NORTHUMBRIA HOUSE		NORFOLK STREET AND SUEZ STREET	North shields	NE30	1LN	1331.2
Yorkshire and the Humber	Department for Business, Enterprise and Regulatory Reform	DBERR—YORKSHIRE FORWARD	Expiry	CABLE & WIRELESS (FORMERLY ENE)	3	VICTORIA PLACE	Leeds	LS11	5AE	1027
London	Ministry of Justice	MOJ—MINISTRY OF JUSTICE HQ	Expiry	ARCHWAY TOWER 2	2	JUNCTION ROAD	Archway	N19	5RQ	6503.2

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
London	Department for Culture, Media and Sport	DCMS—VISIT BRITAIN	Expiry	THAMES TOWER		BLACKS ROAD	London	W6	9EL	3139.66
London	National Probation Directorate	NPS—EASTERN	Expiry	ST JOHNS STREET	401	ST JOHNS STREET	London	EC1V	4QE	1255.1
Yorkshire and the Humber	Department of Health	DH—NHS CONNECTING FOR HEALTH	Expiry	WHITEHALL QUAY 1		WHITEHALL QUAY	Leeds	LS1	4HR	1918.43
Yorkshire and the Humber	Department of Health	DH—NHS CONNECTING FOR HEALTH	Expiry	PRINCES EXCHANGE	2	PRINCES SQUARE	Leeds	LS1	4HY	2339.6
East of England	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Break	RADIUS HOUSE	51	CLARENDON ROAD	Watford	WD17	1HU	1850
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	MARTINS BUILDING	4	WATER STREET	Liverpool	L2	3SX	1680
North West	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	5 TEMPLE SQUARE	13—19	TEMPLE STREET	Liverpool	L2	5RH	1004
West Midlands	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	FESTIVAL WAY		FESTIVAL WAY	Stoke-on-trent	ST1	5TQ	1041.6
South East	Communities and Local Government	CLG—AUDIT COMMISSION	Break	SOUTHERN HOUSE, NORTH WING		SPARROWGROVE	Winchester	SO21	2RU	1105
London	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	WESTON HOUSE	242–246	HIGH HOLBORN	London	WC1V	7DX	2690.5
London	HM Courts Service	HMCS—SUPREME COURT REGION	Expiry	CLIFFORDS INN		FETTER LANE	London	EC4A	1DQ	1557.19
London	Crown Prosecution Service	CPS—LONDON	Expiry	SOLAR HOUSE	1–9	ROMFORD ROAD	Newham	E15	4LJ	1537
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	LEON HOUSE	233	HIGH STREET	Croydon	CR0	9XT	1057.6
East Midlands	Crown Prosecution Service	CPS—DERBY	Expiry	ST PETERS HOUSE	CPS	GOWER STREET	Derby	DE1	1SB	1274
London	Foreign & Commonwealth Office	FCO—FOREIGN & COMMONWEALTH OFFICE	Expiry	CAMELFORD HOUSE	89	ALBERT EMBANKMENT	Vauxhall	SE1	7TP	1259
London	Crown Prosecution Service	CPS—LONDON	Expiry	PROSPECT WEST	81	STATION ROAD	Croydon	CR0	2RD	1339.4
Wales	HM Courts Service	HMCS—WALES (SOUTH EAST WALES)	Break	SWANSEA COUNTY COURT		QUAY WEST, QUAY PARADE	Swansea	SA1	1AB	1571.03
Yorkshire and the Humber	Department of Health	DH—NHS CONNECTING FOR HEALTH	Expiry	VANTAGE HOUSE	40	AIRE STREET	Leeds	LS1	4HT	2575.25
South West	Department for Business, Enterprise and Regulatory Reform	DBERR—SOUTH WEST OF ENGLAND REGIONAL DEVELOPMENT AGENCY	Expiry	TEMPLE STREET	100	TEMPLE STREET	Bristol	BS1	6AG	1272

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
London	Home Office	HOPG—CORE HOME OFFICE	Expiry	GREAT GEORGE STREET	8-10	GREAT GEORGE STREET	Whitehall	SW1P	3AE	1845.36
North West	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Break	ARNDALE TOWER		ARNDALE CENTRE	Manchester	M4	3AQ	2904.1
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	REYNOLDS HOUSE		IRON MASTERS WAY	Telford	TF3	4DU	2794
FY 10/11										
South East	Department of Health	DH—PROCUREMENT AND SUPPLY AGENCY	Expiry	PREMIER HOUSE	60	CAVERSHAM ROAD	Reading	RG1	7EB	1660
South West	Crown Prosecution Service	CPS—SOUTH WEST	Expiry	FOX TALBOT HOUSE		BELLINGER CLOSE	Chippenham	SN15	1BN	1095.3
London	Department for Culture, Media and Sport	DCMS—ARTS COUNCIL ENGLAND	Break	WINCHESTER HOUSE,		BRIXTON ROAD	London	SW9	6DE	1156
Yorkshire and the Humber	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	KENNINGTON P WATERSIDE	471	KIRKSTALL ROAD	Leeds	LS4	2QB	2948
East of England	Forestry Commission	FC—FORESTRY COMMISSION ENGLAND	Expiry	GREAT EASTERN HOUSE		STATION ROAD	Cambridge	CB1	2TR	1727
South West	Department for Transport	DFT—VEHICLE AND OPERATOR SERVICES AGENCY	Break	BERKELEY HOUSE ANNEXE		LAWRENCE HILL INDUSTRIAL ESTATE	Bristol	BS5	0DA	2880
North West	HM Courts Service	HMCS—NORTH WEST (CUMBRIA & LANCASHIRE)	Expiry	NELSON COUNTY COURT	9-13	PHOENIX CHAMBERS, HOLME STREET	Nelson	BB9	9SN	2262
London	Land Registry	LAND REGISTRY AGENCY ESTATES	Expiry	LYON HOUSE		LYON ROAD	Harrow	HAI	2SU	8863.9
Wales	Home Office	DIVISION AED HO—IDENTITY AND PASSPORT SERVICE	Break	OLYMPIA HOUSE		UPPER DOCK STREET	Newport	NP20	1XA	4560.5
Yorkshire and the Humber	National Probation Directorate	NPS—NORTHERN	Break	WATERLOO HOUSE	58	WELLINGTON STREET	Leeds	LS1	2EE	1462.2
North West	Department for Work and Pensions	DWP—EQUAL OPPORTUNITIES COMMISSION	Expiry	ARNDALE HOUSE		ARNDALE CENTRE	Manchester	M4	3EQ	2762
West Midlands	Department for Transport	DFT—HIGHWAYS AGENCY	Break	BROADWAY 4 BLOCK C	4	BROAD STREET	Birmingham	B15	1BL	4127
London	Communities and Local Government	CLG—ENGLISH PARTNERSHIPS	Expiry	BUCKINGHAM PALACE ROAD	110	BUCKINGHAM PALACE ROAD	London	SW1W	9SA	1743
London	Crown Prosecution Service	CPS—HEADQUARTERS LUDGATE HILL	Expiry	LUDGATE HILL	50	LUDGATE HILL	City	EC4M	7EX	15038.3
London	Crown Prosecution Service	CPS—LONDON	Expiry	KINGS HOUSE		KYMBERLEY ROAD	Harrow	HAI	1YH	3738.2

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
West Midlands	Department for Business, Enterprise and Regulatory Reform	DBERR—REGIONAL DEVELOPMENT AGENCY WEST MIDLANDS	Break	3 PRIESTLEY WHARF		ASTON SCIENCE PARK	Birmingham	B7	4BZ	3509
North West	Home Office	HO—HM PRISON SERVICE	Expiry	TANNERY COURT		TANNERS LANE	Warrington	WA2	7NA	1013
East Midlands	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	ARNHEM HOUSE	31	WATERLOO WAY	Leicester	LE1	6LR	1100
East Midlands	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	ARNHEM HOUSE	31	WATERLOO WAY	Leicester	LE1	6LR	1100
London	Department for Culture, Media and Sport	DCMS—ARTS COUNCIL ENGLAND	Break	PEAR TREE COURT 2	2	PEAR TREE COURT	London	EC1R	0DS	1626
South West	HM Courts Service	HMCS—SOUTH WEST REGION (AVON & SOMERSET)	Expiry	BRISTOL OFFICES (GREYFRIARS)		GREYFRIARS, LEWINS MEAD	Bristol	BS1	2NR	1641.22
Wales	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	SWANSEA VALE 1 (TELELINK PHASE)		2 SANDRINGHAM PARK	Swansea	SA6	8QD	3612.5
East Midlands	Communities and Local Government	CLG—GO EAST MIDLANDS	Expiry	THE BELGRAVE CENTRE		TALBOT STREET	Nottingham	NG1	5GG	5077.73
North West	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Break	RIDGWAY HOUSE		NORTHGATE CLOSE	Bolton	BL6	6PQ	2787
East Midlands	Crown Prosecution Service	CPS—NOTTINGHAM	Expiry	KING EDWARD COURT		KING EDWARD STREET	Nottingham	NG1	1EL	1267
East of England	Department of Health	DH—NHS PROFESSIONALS	Break	MERIDIEN HOUSE	69-71	CLARENDON ROAD	Watford	WD17	1DS	2520.53
West Midlands	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Expiry	CENTRE CITY	5	HILL STREET	Birmingham	B5	4UD	1344
Yorkshire and the Humber	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	WAKEFIELD HOUSE		BOROUGH ROAD	Wakefield	WF1	3AZ	1428.3
London	Communities and Local Government	CLG—CENTRAL	Break	ELAND HOUSE		BRESSENDEN PLACE	Victoria	SW1E	5DU	24209.5
North East	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	NEWCASTLE UPON TYNE ARDEN HOUSE		REGENT CENTRE	Newcastle upon tyne	NE3	3JN	1307.56
South West	HM Revenue and Customs	HMRC—VALUATION OFFICE AGENCY	Break	CITY POINT (3RD & 4TH FLOORS)		TEMPLE GATE	Bristol	BS1	6PD	1065
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	WHITGIFT CENTRE		WELLESLEY ROAD	Croydon	CR9	3LY	24458
London	Department of Health	DH—HEALTH PROTECTION AGENCY	Expiry	HOLBORN GATE	326-333	HIGH HOLBORN	West end	WC1V	7BA	1572.7
London	Department for Innovation, Universities and Skills	DIUS—MEDICAL RESEARCH COUNCIL	Expiry	MRC HEAD OFFICE	20	PARK CRESCENT	London	W1B	1AL	6413.6
East Midlands	National Probation Directorate	NPS—NORTHERN	Break	CORPORATION STREET LINCOLN	4-6	CORPORATION STREET	Lincoln	LN2	1HN	1262.5

<i>Property GO Regional</i>	<i>Department Name</i>	<i>PROPERTY CENTRE</i>	<i>Event Type</i>	<i>Property Name</i>	<i>Property Street</i>	<i>Property Road</i>	<i>Property town</i>	<i>Property Post Code Area</i>	<i>Property Post Code Street</i>	<i>Floor Area</i>
South West	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY HEAD OFFICE	Expiry	RIO HOUSE		WATERSIDE DRIVE	Bristol	BS32	4UD	2812
North West	HM Courts Service	HMCS—HQ REGION	Expiry	NEWSHAM HOUSE	6/8	NEWSHAM DRIVE	Liverpool	L6	7UJ	1416.06
East of England	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Break	AW HOUSE		STUART STREET	Luton	LU1	2SL	1403
Wales	Estyn	ESTYN	Expiry	ANCHOR COURT		KEEN ROAD	Cardiff	CF24	5JW	1599.5
West Midlands	Crown Prosecution Service	CPS—WEST MIDLANDS	Expiry	ST GEORGES HOUSE		LEVER STREET	Wolverhampton	WV2	1EZ	2085.6
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	WHITECHAPEL HOUSE		WHITECHAPEL WAY	Telford	TF2	9SP	1064
East Midlands	Department for Innovation, Universities and Skills	DIUS—MEDICAL RESEARCH COUNCIL	Expiry	INSTITUTE OF HEARING RESEARCH		UNIVERSITY OF NOTTINGHAM, UNIPARK	Nottingham	NG7	2RD	1347.9
London	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Break	10 VICTORIA STREET	10–18	VICTORIA STREET	Victoria	SW1H	0NN	7432
North East	Department for Culture, Media and Sport	DCMS—BIG LOTTERY FUND	Break	ST JAMES GATE	2	ST JAMES GATE	Newcastle upon Tyne	NE1	4BE	1032.71
Wales	Department for Transport	DFT—VEHICLE AND OPERATOR SERVICES AGENCY	Expiry	WELCOMBE HOUSE	91–92	THE STRAND	Swansea	SA1	2DH	2923.6
West Midlands	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Expiry	SAPPHIRE HOUSE		STAFFORD PARK	Telford	TF3	3AD	8375
West Midlands	National Probation Directorate	NPS—WESTERN	Expiry	1 VICTORIA SQUARE	1	BLOCK A & B VICTORIA SQUARE	Birmingham	B1	1BD	1135.3
East Midlands	Communities and Local Government	CLG—CENTRAL	Break	UNIT B INTERLINK PARK		INTERLINK WAY SOUTH	Bardon hill	LE67	1PG	5923
London	Cabinet Office	CO—FINANCIAL AND ESTATE MANAGEMENT	Expiry	STOCKLEY HOUSE	130	WILTON ROAD	Victoria	SW1V	1LQ	1083.76
East Midlands	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	MERIDIAN EAST	17a	MERIDIAN EAST	Leicester	LE19	1UU	1421
Yorkshire and the Humber	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Break	EDGAR ALLEN HOUSE	241	GLOSSOP ROAD	Sheffield	S10	2GW	1951.04
South East	National Probation Directorate	NPS—EASTERN	Break	47 GRAND PARADE	47	GRAND PARADE	Brighton	BN2	9QA	1069.7
London	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	SIDCUP HOUSE	12–18	STATION ROAD	Bexley	DA15	7EQ	1509.8
London	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	BOARDMAN HOUSE	64	BROADWAY	London	E15	1NT	1328.4

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London	Communities and Local Government	CLG—GO LONDON	Expiry	RIVERWALK HOUSE	157-161	MILLBANK	Victoria	SW1P	4RR	6987
FY 11/12										
Scotland	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Expiry	CLYDEWAY CENTRE	32	FINNIESTON SQUARE	Glasgow			5574
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	RELIANCE HOUSE	20	WATER STREET	Liverpool	L2	8XU	5954
South East	Home Office	HOPG—HM INSPECTORATE OF CONSTABULARY	Expiry	WHITE ROSE COURT		ORIENTAL ROAD	Woking	GU22	7LG	1537
North East	Department of Health	DH—COMMISSION FOR SOCIAL CARE INSPECTION	Break	ST NICHOLAS BUILDING		ST NICHOLAS STREET	Newcastle upon Tyne	NE1	1NB	2361
East of England	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	DVLA CHELMSFORD—SWIFT HOUSE	18	HOFFMANNS WAY	Chelmsford	CM1	1GU	1068.4
South East	HM Courts Service	HMCS—SOUTH WEST REGION (HAMPSHIRE & IOW)	Expiry	BASINGSTOKE COUNTY COURT		GROSVENOR HOUSE, BASINGVIEW	Basingstoke	RG21	2HG	5372.74
London	Department for Innovation, Universities and Skills	DIUS—MEDICAL RESEARCH COUNCIL	Expiry	MRC CENTRE LONDON	158-160	STEPHENSON HOUSE, NORTH GOWER ST.	London	NW1	2ND	1040
South West	HM Courts Service	HMCS—SOUTH WEST REGION (AVON & SOMERSET)	Expiry	BATH COUNTY COURT		3RD & 4TH FLOOR, CAMBRIDGE HOUSE, HENRY STREET	Bath	BA1	1DJ	1099.1
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	CUNARD BUILDING ROYAL EXCHANGE		PIER HEAD	Liverpool	L3	1DS	1512.8
North West	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Break	ROYAL EXCHANGE		OLD BANK STREET	Manchester	M2	7LA	1525.79
North West	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	WESTMINSTER HOUSE	11	PORTLAND STREET	Manchester	M1	3HU	1272
London	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Break	IAA FELTHAM (HATTON CROSS)		YORK AND WELLINGTON GREEN	Feltham	TW14	0LS	3601.94
North West	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Break	ROYAL EXCHANGE		OLD BANK STREET	Manchester	M2	7LA	1542.2
East of England	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	UNIT 25	26	WAINMAN ROAD	Peterborough	PE1	1TD	2156
South West	Land Registry	LAND REGISTRY AGENCY ESTATES	Expiry	UNITS 7 AND 9		CUMBERLAND DRIVE	Weymouth	DT4	9TT	1301
London	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	SOUTHERN HOUSE		WELLESLEY GROVE	Croydon	CR1	1DY	1093

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
South East	Department of Health	DH—NHS DIRECT	Break	QUAYSIDE HOUSE		PEMBROKE ROAD	Chatham	ME4	4UH	1134
North West	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Expiry	VICTORIA HOUSE	11-17	JAMES STREET	Liverpool			1124.1
London	Department of Health	DH—GENERAL SOCIAL CARE COUNCIL	Expiry	GOLDINGS HOUSE		HAYS GALLERIA	Southwark	SE1	2HB	2756.5
East of England	National Probation Directorate	NPS—EASTERN	Expiry	GRAHAM HOUSE	2 Block A	WARE ROAD	Hertford	SG13	7HJ	1024
London	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	YEOMANS COURT		FARRINGTON STREET	London	EC4A	4DH	1532.67
North West	Communities and Local Government	CLG—GO NORTH WEST	Expiry	CUNARD BUILDING		PIER HEAD	Liverpool	L3	1DS	1507
North West	Communities and Local Government	CLG—GO NORTH WEST	Expiry	CUNARD BUILDING		PIER HEAD	Liverpool	L3	1DS	2000.2
London	Department for Innovation, Universities and Skills	DIUS—MEDICAL RESEARCH COUNCIL	Expiry	CLINICAL TRIALS UNIT	222	EUSTON ROAD	London	NW1	2DA	1600
East of England	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	STUART HOUSE		ST. JOHNS STREET	Peterborough	PE1	5DD	1064
North West	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	GRAEME HOUSE		DERBY SQUARE	Liverpool	L2	7XS	4217
London	Office for National Statistics	OFFICE FOR NATIONAL STATISTICS	Break	MYDDELTON STREET	1	MYDDELTON STREET	Islington	EC1R	1UW	4228
South East	National Probation Directorate	NPS—EASTERN	Expiry	CHATHAM—NEW ROAD	27-35	NEW ROAD	Chatham	ME4	4QQ	1128
North East	National Probation Directorate	NPS—NORTHERN	Expiry	9 CORPORATION ROAD	9	CORPORATION ROAD	Darlington	DL3	6TH	1074.8
North East	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	UNIT A—WESLEY DRIVE	5	WESLEY DRIVE	Newcastle upon Tyne	NE12	9TA	1813
Wales	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	SWANSEA VALE 2 (TELELINK PHASE		3 SANDRINGHAM PARK	Swansea	SA7	0ES	2802.2
North West	Department for Business, Enterprise and Regulatory Reform	DBERR—ADVISORY CONCILIATION AND ARBITRATION SERVICE	Break	PAVILIONS 1	142	SPEKE ROAD	Liverpool	L19	2PH	1092.31
North West	National Probation Directorate	NPS—NORTHERN	Expiry	BEECH HOUSE		PARK WEST	Chester	CH1	4RJ	1255.6
East of England	Treasury	HMT—GRAM RESIDUAL VACANT	Expiry	GEMINI CENTRE	88	NEW LONDON ROAD	Chelmsford	CN12	0YN	1148
London	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Break	AUDIT HOUSE		VICTORIA EMBANKMENT	City	EC4Y	0DS	3363.5
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	UNITS 1 AND 2		SOUTH LANGWORTHY ROAD	Salford	M50	2GF	1500
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	CANTERBURY HOUSE	2-6	SYDENHAM ROAD	Croydon	CR0	9XE	4481
North West	Treasury	IMMIGRATION AGENCY TRSY—BUYING SOLUTIONS	Expiry	ROYAL LIVER BUILDING		ST NICHOLAS PLACE	Liverpool	L3	1HT	1456.5

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
North West	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	LITHERLAND HOUSE		LITHERLAND ROAD	Liverpool	L20	3QE	3809
West Midlands	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	SHELDON COURT	1A	2ND AND 3RD FLOOR, SHELDON COURT, 1A WAGON LANE	Birmingham	B26	3DU	1346.5
West Midlands	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	SHELDON COURT	1A	2ND AND 3RD FLOOR, SHELDON COURT, 1A WAGON LANE	Birmingham	B26	3DU	1346.5
North West	Communities and Local Government	CLG—STANDARDS BOARD FOR ENGLAND	Break	GRIFFIN HOUSE	40	LEVER STREET	Manchester	M1	1BB	1142.7
North East	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Break	UNIT C ENTERPRISE CITY		MEADOWFIELD AVENUE	Spennymoor	DL16	61F	3984
London	Department for Culture, Media and Sport	DCMS—VICTORIA AND ALBERT MUSEUM	Expiry	88 KIRTLING STREET	88	KIRTLING STREET	London	SW8	5BP	4928
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	ADDENBROOKE HOUSE		IRON MASTERS WAY	Telford	TF3	4DS	2932
Wales	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	NEWPORT ROAD	31/33		Cardiff	CF24	6AB	3068
North West	Crown Prosecution Service	CPS—NORTH WEST	Expiry	SUNLIGHT HOUSE		QUAY STREET	Manchester	M60	3PS	2659
Northern Ireland	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	MILLENNIUM HOUSE (LEVEL 5)	17a—25	GREAT VICTORIA STREET	Belfast	BT2	7AQ	1528
South West	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Expiry	CASTLE COURT		COLDHARBOUR BUSINESS PARK	Sherbourne	DT9	4JW	1574
South East	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	PHOENIX HOUSE	23—25	CANTELUPE ROAD	East grinstead	RH19	3BE	1712
London	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Expiry	KINGSGATE HOUSE	66—74	VICTORIA STREET	Victoria	SW1E	6SW	14359
South East	Department for Transport	DFT—MARITIME AND COASTGUARD AGENCY	Expiry	DAEDALUS (OLD SITE)		BROOM WAY	Lee-on-the-solent	PO13	9YA	2280.7
South West	National Probation Directorate	NPS—WESTERN	Expiry	UNIT 26 MORELANDS TRADING ESTA		PHILIP STREET	Gloucester	GL1	5PL	1185
South East	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	KINGS HILL AVENUE	26	KINGS HILL AVENUE	West malling	ME19	4AE	2602
London	Home Office	HOPG—CORE HOME OFFICE	Expiry	ALLINGTON TOWERS		ALLINGTON STREET	Victoria	SW1E	5EB	5505
North West	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	BLOCK A, FULWOOD PARK		CAXTON ROAD	Preston	PR2	9NZ	1021.7
West Midlands	Department for Transport	DFT—HIGHWAYS AGENCY	Expiry	BROADWAY 5 BLOCK D	5	BROAD STREET	Birmingham	B15	1BL	2119.6

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
East of England	HM Courts Service	HMCS—SOUTH EASTERN REGION (SUFFOLK)	Expiry	BURY ST EDMUNDS CROWN COURT & REGENT STREET 1		SHIREHALL, HONEY HILL	Bury st edmunds	IP1	2DX	1470.33
London	Department for Culture, Media and Sport	DCMS—VISIT BRITAIN	Expiry	REGENT STREET 1		REGENT STREET	London	SW1Y	4XT	1051.68
FY 12/13										
South East	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY SOUTHERN	Expiry	ORCHARD HOUSE (KENT AREA OFFICE)		LONDON ROAD	Addington	ME19	5SH	1648
Yorkshire and the Humber	Department for Innovation, Universities and Skills	DIUS—UK COMMISSION FOR EMPLOYMENT AND SKILLS	Expiry	CALLIFLEX BUSINESS PARK BLD3		GOLDEN SMITHIES LANE	Rotherham	S63	7ER	1100
South East	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	BUILDING B, THEALE HOUSE		BRUNEL ROAD	Theale	RG7	4AQ	1074
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	ST ANNE HOUSE	20-26	WELLESLEY ROAD	Croydon	CR0	9XB	4771
North West	HM Courts Service	HMCS—NORTH WEST (CHESHIRE & MERSEYSIDE)	Expiry	LIVERPOOL MAGISTRATES COURT (V UNIT 4)	57-71	VICTORIA STREET	Liverpool	L1	6DE	1103
North East	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	UNIT 3		BELMONT INDUSTRIAL ESTATE	Durham	DHI	ITN	1743
North East	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	UNIT 3		BELMONT INDUSTRIAL ESTATE	Durham	DHI	ITN	2687.6
East Midlands	HM Courts Service	HMCS—MIDLANDS REGION (NORTHAMPTONSHIRE)	Expiry	NORTHAMPTON OFFICES	4	SUMMERHOUSE ROAD, REGENTS PAVILION, 1ST FLOOR	Northampton	NN3	6AS	1238
West Midlands	Department for Transport	DFT—HIGHWAYS AGENCY	Break	BROADWAY 4 BLOCK C	4	BROAD STREET	Birmingham	B15	1BL	4127
East of England	National Probation Directorate	NPS—EASTERN	Expiry	CULLEN MILL	49	BRAINTREE ROAD	Witham	CM8	2DD	1425.4
South East	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	TEMPLARS ESTATE KINGS HOUSE	27-43	KINGS ROAD	Reading	RG1	3BU	6679.5
North West	HM Courts Service	HMCS—NORTH WEST (CHESHIRE & MERSEYSIDE)	Break	BIRKENHEAD COUNTY COURT	58/76	HAMILTON STREET	Birkenhead	CH41	SEN	1557.3
South West	Department for Culture, Media and Sport	DCMS—ENGLISH HERITAGE	Break	ISAMBARD HOUSE		KEMBLE DRIVE	Swindon	SN2	2YP	1642.3
London	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Break	TAYLOR HOUSE	88	ROSEBERY AVENUE	London	EC1	4QU	5180.46

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
London	Department for Transport	DFT—DFT CENTRAL	Expiry	55 VICTORIA STREET	55	VICTORIA STREET	London	SW1H	0EU	4951.1
East Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	CITY GATE EAST		TOLLHOUSE HILL	Nottingham	NG1	5NL	1762
East Midlands	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	LINDUM HOUSE		STATION ROAD	Lincoln	LN6	3FE	1457
Wales	Department for Transport	DFT—MARITIME AND COASTGUARD AGENCY	Expiry	MCA CARDIFF / RSS		ANCHOR COURT, KEEN ROAD	Cardiff	CF24	5JW	1020.2
North East	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	CUTHBERT HOUSE		ALL SAINTS BUSINESS CENTRE	Newcastle upon Tyne	NE1	2ET	1076
North East	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	CUTHBERT HOUSE		ALL SAINTS BUSINESS CENTRE	Newcastle upon Tyne	NE1	2ET	1076
North East	Department of Health	DH—DENTAL PRACTICE BOARD	Expiry	SANDYFORD HOUSE		ARCHBOLD TERRACE	Newcastle upon Tyne	NE2	1DB	4988.7
Yorkshire and the Humber	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	MILTON HOUSE		CHARTER ROW	Sheffield	S1	4NX	2622
London	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	WEST WICKHAM SUMMIT HOUSE		GLEBE WAY	West wickham	BR4	0SH	2070.1
South East	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Break	ASHFORD HOUSE	15	COUNTY SQUARE	Ashtford	TN23	1YB	1017
West Midlands	HM Courts Service	HMCS—MIDLANDS REGION (WEST MIDLANDS)	Break	WALSALL COUNTY COURT	47-55	BRIDGE STREET, BRIDGE HOUSE	Walsall	WS1	1JQ	1227.13
Yorkshire and the Humber	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Break	THE STRADDLE		WHARF STREET	Sheffield	S2	5SY	1928
North West	British Council	BRITISH COUNCIL	Expiry	BRIDGEWATER HOUSE	58	WHITWORTH STREET	Manchester	M1	6LT	1956
North West	British Council	BRITISH COUNCIL	Expiry	BRIDGEWATER HOUSE	58	WHITWORTH STREET	Manchester	M1	6LT	1968
East of England	Communities and Local Government	CLG—ENGLISH PARTNERSHIPS	Expiry	STUART HOUSE		CITY ROAD	Peterborough	PE1	1QF	1532.85
South West	HM Revenue and Customs	HMRC—VALUATION OFFICE AGENCY	Expiry	CITY POINT (3RD & 4TH FLOORS)		TEMPLE GATE	Bristol	BS1	6PD	1065
London	National Probation Directorate	NPS—EASTERN	Expiry	UNITS 4 & 5 MITRE HOUSE	223/227	GREAT DOVER STREET	London	SE1	1JD	2362.4
South East	HM Courts Service	HMCS—SOUTH EASTERN REGION (KENT)	Expiry	TUNBRIDGE WELLS COUNTY COURT	42/6	LONDON ROAD, MEREVALE HOUSE	Tunbridge wells	TN1	1DP	1815
East Midlands	Department for Transport	DFT—DRIVING STANDARDS AGENCY	Expiry	CITY GATE EAST		TOLLHOUSE HILL	Nottingham	NG1	5NL	1047.94
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	UNIT 17, BEDDINGTON CROSS		BEDDINGTON LANE	Croydon	CR0	4XH	2400

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North West	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Break	PICCADILLY EXCHANGE HOUSE	2	PICCADILLY PLAZA	Manchester	M1	4AH	3985
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	GREEN PARK HOUSE	29	WELLESLEY ROAD	Croydon	CR9	2BY	2400
North West	British Council	BRITISH COUNCIL	Expiry	BRIDGEWATER HOUSE	58	WHITWORTH STREET	Manchester	M1	6LT	1900
North West	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	CUNARD BUILDING		PIER HEAD	Liverpool	L3	1DS	1482.6
South East	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Expiry	DUKES COURT		DUKES STREET	Woking	GU21	5XR	2643.88
North West	Department of Health	DH—HQ	Expiry	PREMIER BUILDINGS		BRUNSWICK STREET	Nelson	BB9	0HU	3800
Yorkshire and the Humber	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY NORTH EAST	Break	PHOENIX HOUSE		GLOBAL AVENUE	Leeds	LS11	8PG	3651
West Midlands	Land Registry	LAND REGISTRY AGENCY ESTATES	Expiry	UNITS A1-A7	15	STAFFORD PARK	Telford	TF3	3BB	1433
West Midlands	Land Registry	LAND REGISTRY AGENCY ESTATES	Expiry	UNITS A1-A7	15	STAFFORD PARK	Telford	TF3	3BB	1913
Yorkshire and the Humber	Department of Health	DH—NHS PROFESSIONALS	Break	DISTINGTON HOUSE	26	ATLAS WAY	Sheffield	S4	7QQ	1509.35
Yorkshire and the Humber	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY NATIONAL LAB. SERVICE	Break	LEEDS LABORATORY		GELDERD LANE	Leeds	LS12	6DD	2030
London	Department for Culture, Media and Sport	DCMS—DEPARTMENT FOR CULTURE, MEDIA AND SPORT	Expiry	OCEANIC HOUSE	1-1A	COCKSPUR STREET	West end	SW1Y	5DL	1257.5
East of England	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Expiry	FIELD HOUSE		EDINBURGH GATE	Harlow	CM20	2JE	1423
West Midlands	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	OAK TREE COURT		HARRY WESTON ROAD	Coventry	CV3	2UN	1082
North West	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Expiry	CAVERN COURT	8	MATHEW STREET	Liverpool	L2	6RE	1455
South East	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	READING CAVERSHAM ROAD	40	CAVERSHAM ROAD	Reading	RG1	7BT	1548.3
London	Serious Fraud Office	SERIOUS FRAUD OFFICE	Expiry	ELM HOUSE	10-16	ELM STREET	London	WC1X	0BJ	4691.6
London	Serious Fraud Office	SERIOUS FRAUD OFFICE	Break	200 GRAY'S INN ROAD	200	GRAY'S INN ROAD	London	WC1X	8XZ	1920

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South East	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY THAMES	Expiry	SWIFT HOUSE	450	FRIMLEY BUSINESS PARK	Camberley	GU16	7SQ	3158
West Midlands	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	PHOENIX HOUSE	1-3	NEWHALL STREET	Birmingham	B3	3NH	2846
London	Department of Health	DH—NATIONAL INSTITUTE FOR HEALTH EXCELLENCE	Expiry	MID CITY PLACE	58-71	HIGH HOLBORN	London	WC1V	6NA	1950.03
North West	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Break	CAVERN COURT	8	MATHEW STREET	Liverpool	L2	6RE	1455
London	Department for Culture, Media and Sport	DCMS—COMMISSION FOR ARCHITECTURE AND THE BUILT ENVIRONMENT	Break	CAA HOUSE	1	KEMBLE STREET	Midtown	WC2B	4AP	1675
South West	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY SOUTH WEST	Expiry	EXMINSTER HOUSE		MILLER WAY	Exminster	EX6	8AS	2141
London	Department for Children, Schools and Families	DCSF—OPERATIONAL PROPERTIES	Expiry	WESTMINSTER BOLTON ST/ PICCADIL	29	BOLTON STREET	Westminster	W1J	8JB	7862
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	STATUS PARK	4	NOBEL DRIVE	Hillingdon	UB3	5EY	2179
North East	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	QUORUM		BALLIOL BUSINESS PARK	Newcastle upon tyne	NE12	8EN	5748
North East	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Break	QUADRANT HOUSE / THE WATERFRONT		KINGFISHER BOULEVARD	Newcastle upon tyne	NE15	8NZ	2431
Scotland	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Break	BARBARA RITCHIE HOUSE		ALMONDVALE WAY	Livingston	EH54	6HP	2835
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	ANGEL SQUARE	1	TORRENS ST	London	EC1V	1SX	1306
South West	Department for Business, Enterprise and Regulatory Reform	DBERR—ADVISORY CONCILIATION AND ARBITRATION SERVICE	Break	THE WATERFRONT		WELSH BACK	Bristol	BS1	4SB	1084
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	STATUS PARK	4	NOBEL DRIVE	Hillingdon	UB3	5EY	3575
East of England	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Break	WREN HOUSE		COLCHESTER ROAD	Chelmsford	CM2	5PF	1304.59
Yorkshire and the Humber	Department for Business, Enterprise and Regulatory Reform	DBERR—JWS DIRECTORATE	Expiry	ST MARYS HOUSE		LONDON ROAD	Sheffield	S2	4LA	1623

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East Midlands	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY ANGLIAN	Expiry	NENE HOUSE		PYTCHLEY LODGE ROAD	Kettering	NN15	61Q	1004
South West	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	HANOVER HOUSE		MANATON CLOSE	Exeter	EX2	8EF	1044.42
London	Department for Work and Pensions	DWP—THE RENT SERVICE	Break	5 WELBECK STREET	5	WELBECK STREET	London	W1G	9YQ	2684
North West	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY NORTH WEST	Break	APPLETON HOUSE	430	BIRCHWOOD BOULEVARD	Warrington	WA3	7WD	2947
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London	Home Office	HOPG—INDEPENDENT POLICE COMPLAINTS COMMISSION	Break	HIGH HOLBORN	90	HIGH HOLBORN	London	WC1V	6BH	1598.2
London	Home Office	HOPG—INDEPENDENT POLICE COMPLAINTS COMMISSION	Break	HIGH HOLBORN	90	HIGH HOLBORN	London	WC1V	6BH	2030.6
East Midlands	Crown Prosecution Service	CPS—NOTTINGHAM	Expiry	KING EDWARD COURT		KING EDWARD STREET	Nottingham	NG1	1EL	1384.2
Yorkshire and the Humber	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY NORTH EAST	Break	TEMPLEBOROUGH		BRADMARSH BUSINESS PARK	Rotherham	S60	1BY	1183.7
North East	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	VICTORIA HOUSE		PEARSON COURT, YALE COURT	Stockton-on-tees	TS17	6PT	2470
South West	Department for Transport	DFT—VEHICLE AND OPERATOR SERVICES AGENCY	Expiry	BERKELEY HOUSE ANNEXE		LAWRENCE HILL INDUSTRIAL ESTATE	Bristol	BS5	0DA	2880
East Midlands	HM Courts Service	HMCS—MIDLANDS REGION (NORTHAMPTONSHIRE)	Expiry	NORTHAMPTON BULK ISSUE CENTRE	21-27	ST KATHERINES STREET, ST KATHERINES HOUSE	Northampton	NN1	2LH	3101.47
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	ELECTRIC HOUSE	3	WELLESLEY ROAD	Croydon	CR0	2AG	4520
North East	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Expiry	QUEENSWAY HOUSE		WEST PRECINCT	Billingham	TS23	2NF	1353.5
Wales	Home Office	HO—IDENTITY AND PASSPORT SERVICE	Expiry	OLYMPIA HOUSE		UPPER DOCK STREET	Newport	NP20	1XA	4560.5
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	LUNAR AND APOLLO HOUSES	36 & 40	WELLESLEY ROAD	Croydon	CR9	2EL	11427.07
London	Department for Culture, Media and Sport	DCMS—DEPARTMENT FOR CULTURE, MEDIA AND SPORT	Expiry	GROVE HOUSE	2-6	ORANGE STREET	West end	WC2H	7ED	1401.25
West Midlands	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY MIDLANDS	Expiry	SAPPHIRE EAST	550	STREETS BROOK ROAD	Solihull	B91	1QT	2032

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North West	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	TRAFFORD HOUSE		CHESTER ROAD	Manchester	M32	0SL	1301.2
London	Crown Prosecution Service	CPS—HEADQUARTERS LUDGATE HILL	Expiry	ARTILLERY ROW 4-16	4-16	ARTILLERY ROW	Victoria	SW1P	1RZ	1472.6
London	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	EASTBURY HOUSE	30-34	ALBERT EMBANKMENT	Southbank	SE1	7TL	3289
West Midlands	Department for Business, Enterprise and Regulatory Reform	DBERR—INSOLVENCY SERVICE	Break	LADYWOOD HOUSE	45-46	STEPHENSON STREET	Birmingham	B2	4UZ	8773.9
London	Ministry of Justice	MOJ—SCOTLAND OFFICE	Expiry	DOVER HOUSE		WHITEHALL	Victoria	SW1A	2AU	2345
East of England	Home Office	HO—IDENTITY AND PASSPORT SERVICE	Expiry	ARAGON COURT		NORTHMINSTER	Peterborough	PE1	1XY	3117
South West	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Break	EXETER CLYST HOUSE		WINSLADE PARK	Exeter	EX5	1DY	5876
South East	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY SOUTHERN	Expiry	SAXON HOUSE		LITTLE HIGH STREET	Worthing	BN11	1DH	1467.6
London	Department for Transport	DFT—HIGHWAYS AGENCY	Break	BUCKINGHAM PALACE ROAD 123	123	BUCKINGHAM PALACE ROAD	London	SW1W	9HA	1187.65
North East	Department for Business, Enterprise and Regulatory Reform	DBERR—ONE NORTHEAST	Break	CAVENDISH HOUSE		PRINCE'S WHARF	Stockton-on-tees	TS17	6QY	1211.82
Scotland	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	PEGASUS HOUSE	375	WEST GEORGE STREET	Glasgow	G2	4LW	1597.2
East Midlands	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	RIVERSIDE HOUSE		RIVERSIDE WAY	Northampton	NN1	5PE	1404.6
London	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	LONDON PAGE STREET	1A	PAGE STREET	Victoria	SW1P	4PQ	11183
London	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	LONDON ERGON HOUSE	17	SMITH SQUARE	London	SW1P	2AL	8286
London	British Council	BRITISH COUNCIL	Expiry	TELFORD WAY	24-26	TELFORD WAY	Acton	W3	7XS	1100
West Midlands	Crown Prosecution Service	CPS—WEST MERCIA	Break	ARTILLERY HOUSE		HERITAGE WAY	Droitwich	WR9	8YB	1665
London	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Break	GRAY'S INN ROAD 85	85	GRAY'S INN ROAD	Midtown	WC1X	8TX	2624

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East Midlands	National Probation Directorate	NPS—NORTHERN	Break	38 FRIAR LANE LEICESTER WEST GLAMORGAN HOUSE COLVEDENE COURT	38	FRIAR LANE	Leicester	LE1	5RA	1151.3
Wales	National Probation Directorate	NPS—WESTERN	Expiry		23	ORCHARD STREET	Swansea	SA1	5AB	1666.9
South East	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY SOUTHERN REGION	Expiry			WESSEX WAY	Winchester	SO21	IWP	1152
South West	HM Courts Service	HMCS—SOUTH WEST (GLOUCESTERSHIRE)	Expiry	SOUTHGATE HOUSE		SOUTHGATE STREET. PART SECOND FLOOR	Gloucester	GL1	IUW	1318
North West	Home Office	HOPG—HOME OFFICE PAY & PENSIONS SERVICE	Break	CITY SQUARE	40	TITHEBARN	Liverpool	L2	2BW	3300
West Midlands	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	COVENTRY POINT		MARKET WAY	Coventry	CV1	1EB	1450.59
East of England	Local Government	CLG—CENTRAL	Expiry	HEMPSTEAD HOUSE	2	SELDEN HILL	Hemel hempstead	HP2	4TN	1816.2
Wales	Department for Innovation, Universities and Skills	DIUS—UK INTELLECTUAL PROPERTY OFFICE	Expiry	NINE MILE POINT INDUSTRIAL EST		HEOL TIR TON	Newport	NP11	7HZ	2695.5
Scotland	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	NINE MILE POINT INDUSTRIAL EST		HEOL TIR TON	Newport	NP11	7HZ	2695.5
London	Local Government	CLG—AUDIT COMMISSION	Break	BATHGATE CONTACT CENTRE MILLBANK TOWER		PYRAMIDS BUSINESS PARK MILLBANK	Bathgate	EH48	2EH	9660
London	Local Government	CLG—AUDIT COMMISSION	Break	MILLBANK TOWER 21-24		MILLBANK	London	SW1P	4QP	2115.94
South East	Department of Health	DH—NHS DIRECT	Break	MARLBOROUGH COURT		SUNRISE PARKWAY	Milton keynes	MK14	6DY	3137.45
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	PARTNERSHIP HOUSE		CENTRAL PARK	Telford	TF2	9ZT	3175.34
Yorkshire and the Humber	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Break	MERCURY HOUSE 4	4	MANCHESTER ROAD	Bradford	BD5	0QL	4003
Yorkshire and the Humber	Crown Prosecution Service	CPS—HEADQUARTERS LUDGATE HILL	Expiry	UNITED HOUSE		PICCADILLY	York	YO1	9PQ	1073.7
Scotland	Department for Innovation, Universities and Skills	DIUS—STUDENT LOANS COMPANY LTD	Expiry	BOTHWELL STREET	100	BOTHWELL STREET	Glasgow	G2	7JD	2900
Scotland	Department for Innovation, Universities and Skills	DIUS—STUDENT LOANS COMPANY LTD	Expiry	BOTHWELL STREET	100	BOTHWELL STREET	Glasgow	G2	7JD	6228.75
London	Department for Transport	DFT—DFT CENTRAL	Break	GREAT MINSTER HOUSE	76	MARSHAM STREET	Victoria	SW1P	4DR	6503

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East of England	HM Courts Service	HMCS—SOUTH EASTERN REGION (ESSEX)	Expiry	CHELMSFORD COUNTY COURT	111	LONDON HOUSE, NEW LONDON ROAD	Chelmsford	CM2	0QR	1977.47
Yorkshire and the Humber	HM Courts Service	HMCS—NORTH EAST & YORKSHIRE REGION (NORTH YORKSHIRE)	Expiry	YORK COUNTY COURT	55	PICCADILLY, PICCADILLY HOUSE	York	YO1	1PL	1468.29
London	Department for Transport	DFT—DFT CENTRAL	Break	GREAT MINSTER HOUSE	76	MARSHAM STREET	Victoria	SW1P	4DR	14213
North West	Crown Prosecution Service	CPS—MERSEYSIDE	Expiry	ROYAL LIVER BUILDING		ST NICHOLAS PLACE	Liverpool	L3	1HT	2609.6
North West	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	ST PETERS HOUSE		STANLEY PRECINCT	Liverpool	L20	3LZ	5593
South East	Department of Health	DH—NHS DIRECT	Expiry	QUAYSIDE HOUSE		PEMBROKE ROAD	Chatham	ME4	4UH	1134
South West	Department for Transport	DFT—HIGHWAYS AGENCY	Break	ASH HOUSE		FALCON ROAD	Exeter	EX2	7LB	1334.6
West Midlands	Department of Health	DH—NHS BLOOD & TRANSPLANT	Break	BIRMINGHAM DONOR CENTRE	61-65	NEW STREET	Birmingham	B2	4DU	1261.99
Yorkshire and the Humber	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	THE BREWERY BUILDING	2	BRIDGE STREET, RIVERSIDE EXCHANGE	Sheffield	S3	8NL	2216.2
South West	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Break	BRISTOL THE PITHAY (SWRO)		ALL SAINTS STREET	Bristol	BS1	2NQ	1082
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	WINDSOR HOUSE		IRONMASTERS WAY	Telford	TF3	4NB	3150
North West	HM Courts Service	HMCS—NORTH WEST (GREATER MANCHESTER)	Break	MANCHESTER OFFICES (15 QUAY ST)	15	QUAY STREET	Manchester	M60	9FD	2390.57
West Midlands	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY MIDLANDS	Break	UNIT 47 47B 48A		ATCHAM INDUSTRIAL ESTATE	Shrewsbury	SY4	4UG	1055
South East	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	PACIFIC HOUSE		IMPERIAL WAY	Reading	RG2	0TF	1345
South West	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Expiry	DELTA 900		GREAT WESTERN WAY	Swindon			2834
South West	Ministry of Defence	MOD—MINISTRY OF DEFENCE	Expiry	DELTA 800		GREAT WESTERN WAY	Swindon			2157
London	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Break	WESTFIELD HOUSE	30	KNARESBOROUGH DRIVE	Earlsfield	SW18	4UT	7400
Scotland	National Savings and Investments	NS&I—NATIONAL SAVINGS AND INVESTMENTS	Expiry	NATIONAL SAVINGS & INVESTMENTS		BOYDSTONE ROAD	Glasgow	G58	1SB	60756

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
West Midlands	Department for Business, Enterprise and Regulatory Reform	DBERR—ADVANTAGE WEST MIDLANDS	Expiry	3 PRIESTLEY WHARF	20	HOLT STREET	Birmingham	B7	4BN	4051.5
Wales	HM Courts Service	HMCS—WALES (NORTH WALES)	Expiry	WREXHAM COUNTY COURT	31	CHESTER STREET	Wrexham	LL13	8XN	1097.24
North West	NHS England	NHSE—BEBINGTON & WEST WIRRAL PCT	Expiry	3 PORT CAUSEWAY	3	PORT CAUSEWAY	Bromborough	CH62	4NH	2045
FY 14/15										
London	Department for Transport	DFT—GOVERNMENT CAR AND DESPATCH AGENCY	Break	GCGA	46	PONTON ROAD	Battersea	SW8	5AX	5956
London	Department for Culture, Media and Sport	DCMS—DEPARTMENT FOR CULTURE, MEDIA AND SPORT	Expiry	QUEENS YARD	179a	TOTTENHAM COURT ROAD	Midtown	W1T	7PA	1808.94
South West	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY SOUTH WEST	Expiry	PRIORSWOOD DEPOT	UNIT D	CROWN INDUSTRIAL ESTATE	Taunton	TA2	8RX	1125
East of England	Department of Health	DH—COMMISSION FOR SOCIAL CARE INSPECTION	Expiry	CPC1		CAPITAL PARK	Cambridge	CBI	5XE	1000.56
Wales	Department for Business, Enterprise and Regulatory Reform	DBERR—COMPANIES HOUSE	Break	THE AXYS		PARC NANTGARW	Nantgarw	CF15	7QX	4200
London	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	PROCESSION HOUSE	55	LUDGATE HILL	London	EC4M	7JW	3665
Scotland	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	FESTIVAL COURT 1, 2 AND 3.	198-200	BRAND STREET	Glasgow	G51	1DH	1152
Scotland	Department for Transport	DFT—DFT CENTRAL	Expiry	249-261 WEST GEORGE STREET	249-261	WEST GEORGE STREET	Glasgow	G2	4RB	11744
Yorkshire and the Humber	Crown Prosecution Service	CPS—HUMBER	Expiry	CITADEL HOUSE	58	HIGH STREET	Hull	HU1	1QD	1462.69
Yorkshire and the Humber	National Probation Directorate	NPS—NORTHERN	Expiry	173 SPRINGHALL LANE HALIFAX	173	SPRING HALL LANE	Halifax	HX1	4JG	1533.7
London	Department of Health	DH—NATIONAL PATIENT SAFETY AGENCY	Expiry	4-8 MAPLE STREET & 6 MIDFORD P	4-8	MAPLE STREET	London	W1T	5HD	1815
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	UNITS 1 AND 2 DALLAS COURT		SOUTH LANGWORTHY ROAD	Salford	M50	2GF	1500
North West	Department for Environment, Food and Rural Affairs	DEFRA—ENVIRONMENT AGENCY NORTH WEST	Break	GHYLL MOUNT		GILLAN WAY	Penrith	CA11	9BP	2100
West Midlands	Department for Transport	DFT—HIGHWAYS AGENCY	Expiry	BROADWAY 4 BLOCK C	4	BROAD STREET	Birmingham	B15	1BL	4127

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
London	Crown Prosecution Service	CPS—HEADQUARTERS LUDGATE HILL	Expiry	THE COOPERAGE	8	GAINSFORD STREET	Bermondsey	SE1	2NE	2786
East of England	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	FELAW MALTINGS	42	FELAW STREET	Ipswich	IP2	8SJ	1394
South East	Office for National Statistics	OFFICE FOR NATIONAL STATISTICS	Expiry	UNIT 2 LANCASTER COURT		BARNES WALLIS ROAD	Fareham	PO15	5TU	1456
West Midlands	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	KELSALL HOUSE		STAFFORD COURT	Telford	TF3	3BD	2242
South East	Treasury	HMT—GRAM RESIDUAL VACANT	Expiry	UNIT 2 LANCASTER COURT		BARNES WALLIS ROAD	Fareham	PO15	5TU	1071
South West	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	EAGLE HOUSE		UNIT G EAGLE ROAD LANGAGE INDE ST	Plymouth	PL7	5JY	2322.5
Yorkshire and the Humber	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	WATERSIDE KIRKSTALL ROAD LEEDS	471	KIRKSTALL ROAD	Leeds	LS4	2QB	1563
Yorkshire and the Humber	Department for Culture, Media and Sport	DCMS—ENGLISH HERITAGE	Expiry	37 TANNER ROW	37	TANNER ROW	York	YO1	6WP	1458.9
Yorkshire and the Humber	Communities and Local Government	CLG—AUDIT COMMISSION	Expiry	KERNEL HOUSE		KILLINGBECK DRIVE	Leeds	LS14	6UF	1258
North West	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	GRAEME HOUSE		DERBY SQUARE	Liverpool	LP2	7XS	3903.38
London	Department for Culture, Media and Sport	DCMS—OLYMPIC DELIVERY AUTHORITY	Expiry	CHURCHILL PLACE 1	1	CHURCHILL PLACE	Docklands	E14	5LN	3176.6
South East	Department for International Development	DEPARTMENT FOR INTERNATIONAL DEVELOPMENT	Expiry	DFID PREMISES—CHATHAM MARITI		CENTRAL AVENUE	Chatham	ME4	4TB	29200.1
Scotland	Department for Innovation, Universities and Skills	DIUS—STUDENT LOANS COMPANY LTD	Expiry	SLC LTD—PAPER PROCESSING SIT	11	CARNEGIE ROAD	Glasgow	G52	4XZ	2508.3
South West	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	THE BORA BUILDING		WESTLEA CAMPUS, WESTLEA DOWN	Swindon	SN5	7EZ	1671
North East	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Break	LINK HOUSE		MELBOURNE STREET	Newcastle upon tyne	NE1	2JQ	1079
West Midlands	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	CHADWICK HOUSE		BLENHEIM COURT	Solihull	B91	2AA	1287.8
Wales	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Break	ROSB CONTACT CENTRE	4	SANDRINGHAM PARK	Swansea	SA7	0EE	6100

<i>Property GO Regional</i>	<i>Department Name</i>	<i>PROPERTY CENTRE</i>	<i>Event Type</i>	<i>Property Name</i>	<i>Property Street</i>	<i>Property Road</i>	<i>Property town</i>	<i>Property Post Code Area</i>	<i>Property Post Code Street</i>	<i>Floor Area</i>
South West	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	PROVINCIAL HOUSE	25	OXFORD ROAD	Bournemouth	BH8	8EY	1136.83
London	Communities and Local Government	CLG—HOUSING CORPORATION	Expiry	MAPLE HOUSE	141-150	TOTTENHAM COURT ROAD	London	W1T	7DX	2126
Wales	Export Credit Guarantee Department	EXPORT CREDIT GUARANTEE DEPARTMENT	Expiry	STATIONERY WAREHOUSE	45/49	LAMBOURNE CRESCENT	Cardiff	CF14	5GG	1553.6
West Midlands	Department for Business, Enterprise and Regulatory Reform	DBERR—INSOLVENCY SERVICE	Expiry	COBALT SQUARE		HAGLEY ROAD	Birmingham	B16	8QG	1226.3
East Midlands	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	VICTORIA PARK		PINTAIL CLOSE	Netherfield	NG4	2PE	1172
East of England	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	WOBURN COURT	2	RAILTON ROAD	Bedford	MK42	7PN	1094
London	Department of Health	DH—NHS LITIGATION AUTHORITY	Expiry	NAPIER HOUSE	24	HIGH HOLBORN	London	WC1V	6AZ	1811
Yorkshire and the Humber	Local Government	CLG—GO YORKSHIRE AND THE HUMBER	Expiry	25 QUEEN STREET	25	QUEEN STREET	Leeds	LS1	2TW	3302
South West	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	SOUTHGATE HOUSE		SOUTHGATE STREET, PART SECOND FLOOR	Gloucester	GL1	1UW	2073
South East	Department for Children, Schools and Families	DCSF—SUBLET AND SURPLUS PROPERTIES	Expiry	MEDWAY ANNEXE	UNIT 10	INDUSTRIAL PARK, CROWN QUAY LANE	Sittingbourne	ME10	3JH	3239.89
Yorkshire and the Humber	Department of Health	DH—NHS ESTATES	Break	DEAN CLOUGH MILLS		DEAN CLOUGH	Halifax	HX3	5AX	4342
North West	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	DANIEL HOUSE		TRINITY ROAD	Liverpool	L20	7HE	6300.3
London	Department of Health	DH—COMMISSION FOR SOCIAL CARE INSPECTION	Expiry	GREYCOAT STREET 33	33	GREYCOAT STREET	London	SW1P	2QB	1592
North West	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Expiry	LEE HOUSE	90	GREAT BRIDGEWATER STREET	Manchester	M1	5JW	1201
Scotland	Department for Culture, Media and Sport	DCMS—BIG LOTTERY FUND	Expiry	ATLANTIC QUAY	1	ROBERSTON STREET	Glasgow	G2	8JB	1417
South West	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	HOLLAND HOUSE		EASTERN WOOD RD UNIT 1 LANGAGE IND EST	Plymouth	PL7	5ET	1857.7
East Midlands	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	BYRON HOUSE		MAID MARIAN WAY	Nottingham	NG1	6HS	1019

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
Yorkshire and the Humber	Department for Business, Enterprise and Regulatory Reform	DBERR—REGIONAL DEVELOPMENT AGENCY YORKS/HUMBER	Expiry	VICTORIA HOUSE	2	VICTORIA PLACE	Leeds	LS11	5AE	2090.3
London	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	UNIT 6 CROYDON HALLS, INDUSTRIAL PARADISE CIRCUS 77	77	NEWMAN ROAD	Croydon	CR0	3JX	2813.4
West Midlands	Communities and Local Government	CLG—GO WEST MIDLANDS	Expiry	JUSTINIAN HOUSE		PARADISE CIRCUS	Birmingham	B1	2DT	3463.3
East of England	Crown Prosecution Service	CPS—EASTERN	Expiry	FRIARS HOUSE		THE ERMINE BUSINESS PARK WARWICK ROAD	Huntingdon	PE18	6XY	1228.6
West Midlands	Crown Prosecution Service	CPS—WEST MIDLANDS	Expiry	FRIARS HOUSE			Coventry	CV1	2TE	4457.4
London	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	TRIBUNAL COMBINED TAXING TEAM SANDFORD HOUSE	43-45 41	BEDFORD SQ & 15-19 BEDFORD AVE HOMER ROAD	London	WC1B	3DP	1791.88
West Midlands	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	ST LAWRENCE HOUSE	29-31	BROAD STREET	Solihull	B91	3RJ	3164
South West	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	ST. JAMES HOUSE		HOLLINSWOOD ROAD	Bristol	BS99	7HR	1472
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	COMBEN HOUSE		BRIDLE ROAD	Telford	TF2	9TZ	4852.82
North West	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	ST MAGNUS HOUSE	25	GUILD STREET	Bootle	L30	4RN	4972.2
Scotland	Food Standards Agency	FSA—FOODS STANDARDS AGENCY IN SCOTLAND	Expiry	MOONGATE HOUSE		FIFTH AVENUE BUSINESS PARK	Aberdeen	AB11	6NJ	1044.2
North East	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	RADIUS HOUSE	51	CLARENDON ROAD	Gateshead	NE11	0HF	2188
East of England	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	BERNARD STREET	40	BERNARD STREET	Watford	WD17	1HU	1850
London	Department for Culture, Media and Sport	DCMS—UK SPORT	Expiry	UNIT C ENTERPRISE CITY		MEADOWFIELD AVENUE	London	WCIN	1ST	1369
North East	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	UNIT B ENTERPRISE CITY		MEADOWFIELD AVENUE	Spennymoor	DL16	6JF	3984
North East	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	ATHENA HOUSE		KETTLESTRING LANE	Spennymoor	DL16	6YA	3951
Yorkshire and the Humber	Crown Prosecution Service	CPS—YORKSHIRE	Break	ATHENA HOUSE		KETTLESTRING LANE	York	YO30	4XF	1102.69
Yorkshire and the Humber	Crown Prosecution Service	CPS—YORKSHIRE	Break	ATHENA HOUSE		KETTLESTRING LANE	York	YO30	4XF	1103
London	Ministry of Justice	MOJ—MINISTRY OF JUSTICE HQ	Expiry	MILLBANK	30	MILLBANK	Victoria	SW1P	4QP	1036

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
London	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	CENTRAL HOUSE		LAMPLTON ROAD	Hounslow	TW3	1HY	1239
Scotland	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	ALHAMBRA HOUSE	46	WEST CAMPBELL STREET	Glasgow	G2	6TT	1208
London	Communities and Local Government	CLG—HOUSING CORPORATION	Expiry	LEON HOUSE	233	HIGH STREET	Croydon	CR0	9XT	1040.5
South West	Crown Prosecution Service	CPS—SOUTH WEST	Expiry	HAWKINS HOUSE		PYNES HILL	Exeter	EX2	5SS	1282.5
Wales	Crown Prosecution Service	CPS—SOUTH WALES	Expiry	CAMBRIA HOUSE		PENTREBACH	Merthyr tydfil	CF48	4XA	1262.3
South East	Department for Business, Enterprise and Regulatory Reform	DBERR—SOUTH EAST ENGLAND DEVELOPMENT AGENCY	Expiry	BERKELEY HOUSE		LONDON SQUARE	Guildford	GU1	1YA	3439
London	Department for Culture, Media and Sport	DCMS—ARTS COUNCIL ENGLAND	Expiry	GREAT PETER STREET 14	14	GREAT PETER STREET	London	SW1P	3NQ	2910
Scotland	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Expiry	TAY HOUSE	300	BATH STREET	Glasgow	G2	4JR	1869
FY 15/16										
Scotland	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	EAGLE BUILDING	215	BOTHWELL STREET	Glasgow	G2	7TS	1891
London	Department for Culture, Media and Sport	DCMS—ARTS COUNCIL ENGLAND	Expiry	PEAR TREE COURT 2	2	PEAR TREE COURT	London	EC1R	0DS	1626
Wales	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	TY CWM TAWE		PHOENIX WAY	Swansea	SA7	9FQ	4726
North West	Charity Commission	CHARITY COMMISSION	Expiry	PRINCES PARADE 12	12	PRINCES PARADE	Liverpool	L3	1DE	1320.6
North West	Charity Commission	CHARITY COMMISSION	Expiry	PRINCES PARADE 12	12	PRINCES PARADE	Liverpool	L3	1DE	2103
Yorkshire and the Humber	Home Office	HOPG—BORDER & IMMIGRATION AGENCY	Expiry	WATERSIDE LEEDS	471	KIRKSTALL ROAD	Leeds	LS4	2QB	2948
Yorkshire and the Humber	Department for Transport	DFT—HIGHWAYS AGENCY	Expiry	JEFFERSON HOUSE 27	27	PARK PLACE	Leeds	LS1	2SZ	2932.8
London	Export Credit Guarantee Department	EXPORT CREDIT GUARANTEE DEPARTMENT	Expiry	EXCHANGE TOWER (BUILDING 2)		HARBOUR EXCHANGE SQUARE	Tower hamlets	E14	9GS	8940.6
North West	HM Courts Service	HMCS—NORTH WEST (CHESHIRE & MERSEYSIDE)	Expiry	BIRKENHEAD COUNTY COURT	58/76	HAMILTON STREET	Birkenhead	CH41	5EN	1557.3

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
East Midlands	Department for Transport	DFT—DRIVING STANDARDS AGENCY	Expiry	NOTTINGHAM—STANLEY HOUSE	56	TALBOT STREET	Nottingham	NG1	5GU	3036.88
Yorkshire and the Humber	Department for Children, Schools and Families	DCSF—SUBLET AND SURPLUS PROPERTIES	Expiry	ALBION WHARF	25	SKELDERGATE	York	YO1	2XL	2053.7
Yorkshire and the Humber	National Probation Directorate	NPS—NORTHERN	Expiry	WATERLOO HOUSE	58	WELLINGTON STREET	Leeds	LS1	2EE	1462.2
West Midlands	Department for Children, Schools and Families	DCSF—SUBLET AND SURPLUS PROPERTIES	Expiry	BRANDON COURT		LEOFRIC BUSINESS PARK	Coventry	CV3	2TE	1065.69
London	Home Office	HOPG—NATIONAL OFFENDER MANAGEMENT SERVICE	Expiry	GRENADIER HOUSE	99–105	HORSEFERRY ROAD	Victoria	SW1P	2DD	3642
South West	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Break	FRESHFORD HOUSE		REDCLIFFE WAY	Bristol	BS1	6LX	2735.53
South West	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Break	WCA HOUSE		REDCLIFFE WAY	Bristol	BS1	6NL	2471
Scotland	Ministry of Justice	MOJ—TRIBUNALS SERVICE	Expiry	EAGLE BUILDING	215	BOTHWELL STREET	Glasgow	G2	7TS	1278
Scotland	Department for Business, Enterprise and Regulatory Reform	DBERR—IWS DIRECTORATE	Expiry	GILMERTON ROAD	376	GILMERTON ROAD	Edinburgh	EH17	7QS	4400
West Midlands	Department for Business, Enterprise and Regulatory Reform	DBERR—REGIONAL DEVELOPMENT AGENCY WEST MIDLANDS	Expiry	3 PRIESTLEY WHARF		ASTON SCIENCE PARK	Birmingham	B7	4BZ	3509
East Midlands	Ministry of Justice	MOJ—LEGAL SERVICES COMMISSION	Expiry	FOTHERGIL HOUSE		KING STREET	Nottingham	NG1	2AS	1600
South West	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	FOLIOT HOUSE		BUDSHEAD ROAD	Plymouth	PL6	5XR	1193
East of England	Department for Transport	DFT—DRIVER VEHICLE LICENSING AGENCY	Expiry	UNITS 2 & 3 ELSTREE GATE		ELSTREE WAY	Borehamwood	WD6	IJD	1291
Yorkshire and the Humber	Crown Prosecution Service	CPS—YORKSHIRE	Expiry	4-5 SOUTH PARADE	4-5	SOUTH PARADE	Wakefield	WF1	1LR	1021.4
East of England	Department for Communities and Local Government	DFT—HIGHWAYS AGENCY	Break	WOODLANDS		MANTON LANE	Bedford	MK41	7PA	5592
South East	Local Government Department of Health	CLG—GO SOUTH EAST	Expiry	BRIDGE HOUSE	1	WALNUT TREE CLOSE	Guildford	GU1	4GA	3587.6
North West	Department of Health	DH—BUSINESS SERVICES AUTHORITY	Expiry	RIDGWAY HOUSE		NORTHGATE CLOSE	Bolton	BL6	6PQ	2787
West Midlands	Department for Culture, Media and Sport	DCMS—GAMBLING COMMISSION	Expiry	VICTORIA SQUARE HOUSE		VICTORIA SQUARE	Birmingham	B2	4BP	2413.54

Property GO Regional	Department Name	PROPERTY CENTRE	Event Type	Property Name	Property Street	Property Road	Property town	Property Post Code Area	Property Post Code Street	Floor Area
West Midlands	HM Revenue and Customs Land Registry	HM REVENUE AND CUSTOMS LAND REGISTRY	Expiry	PLAZA 2		IRONMASTERS WAY	Telford	TF3	4NT	1201
East Midlands		LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	UNITS 55 56 & 57 -THE WARREN		EAST GOSCOTE INDUSTRIAL ESTATE	Leicester	LE7	8XA	1068
London	Office of Gas & Electricity Markets HM Courts Service	OFFICE OF GAS AND ELECTRICITY MARKETS HMCS—LONDON REGION (CIVIL)	Break Expiry	9 MILLBANK CENTRAL LONDON TRIAL CENTRE JAMES HOUSE	9 26	MILLBANK PARK CRESCENT	London London	SW1P WIN	3GE 3PD	11873.67 1901.97
Yorkshire and the Humber	Land Registry	LAND REGISTRY AGENCY ESTATES DIVISION AED	Expiry	JAMES HOUSE		JAMES STREET	York	YO1	3YZ	3129.2
London	HM Courts Service	HMCS—LONDON REGION (CIVIL)	Expiry	CENTRAL LONDON CIVIL JUSTICE C ARNDALE TOWER	13-14	PARK CRESCENT	London	WIN	3PD	3294.53
North West	Department for Innovation, Universities and Skills	DIUS—THE LEARNING AND SKILLS COUNCIL	Expiry	ARNDALE TOWER		ARNDALE CENTRE	Manchester	M4	3AQ	2904.1
South West	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Expiry	TEMPLE SQUARE 1		TEMPLE QUAY	Bristol	BS1	6HG	1133
South West	Department for Innovation, Universities and Skills	DIUS—HIGHER EDUCATION FUNDING COUNCIL FOR ENGLAND	Expiry	NORTHAVON HOUSE		COLDHARBOUR LANE	Bristol	BS16	1QD	3727.3
North East	Department for Environment, Food and Rural Affairs	DEFRA—DEPARTMENT FOR ENVIRONMENT, FOOD AND RURAL AFFAIRS	Expiry	LANCASTER HOUSE		HAMPSHIRE COURT	Newcastle-upon-tyne	NE4	7YB	5340.2
East of England	Health and Safety Executive	HEALTH AND SAFETY EXECUTIVE	Expiry	AW HOUSE	6/8	STUART STREET	Luton	LU1	2SL	1403
West Midlands	HM Revenue and Customs	HM REVENUE AND CUSTOMS	Expiry	WHITECHAPEL HOUSE		WHITECHAPEL WAY	Telford	TF2	9SP	1064
North East	Department for Culture, Media and Sport	DCMS—BIG LOTTERY FUND	Expiry	ST JAMES GATE	2	ST JAMES GATE	Newcastle upon tyne	NE1	4BE	2759.02
South East	HM Courts Service	HMCS—SOUTH EASTERN REGION (SUSSEX)	Break	BRIGHTON FAMILY CENTRE	1	EDWARD STREET	Brighton	BN2	0JD	1552.35
South East	National Probation Directorate	NPS—EASTERN	Expiry	47 GRAND PARADE BRIGHTON	47	GRAND PARADE	Brighton	BN2	9QA	1069.7
Yorkshire and the Humber	National Probation Directorate	NPS—NORTHERN	Expiry	LEEDS RAILWAY STATION	379	YORK ROAD	Leeds	LS9	6TA	1497.2

<i>Property GO Regional</i>	<i>Department Name</i>	<i>PROPERTY CENTRE</i>	<i>Event Type</i>	<i>Property Name</i>	<i>Property Street</i>	<i>Property Road</i>	<i>Property town</i>	<i>Property Code Area</i>	<i>Property Post Code Street</i>	<i>Floor Area</i>
London	Department for Children, Schools and Families	DCSF—OFFICE FOR STANDARDS IN EDUCATION	Expiry	90 UNION STREET	90	UNION STREET	Southwark	SE1	OFS	1697.19
East Midlands	Communities and Local Government	CLG—CENTRAL	Expiry	UNIT B INTERLINK PARK		INTERLINK WAY SOUTH	Bardon hill	LE67	IPG	5923
South West	Charity Commission	CHARITY COMMISSION	Expiry	WOODFIELD HOUSE		TANGIER	Taunton	TA1	4BL	2889
South West	Communities and Local Government	CLG—PLANNING INSPECTORATE	Break	TEMPLE QUAY	2	THE SQUARE	Bristol	BS1	6EB	13160

Questions 135—136 (Mr Bacon): *Trends on annual unitary charge, accommodation cost per person and total number of employees for the HMT, Home Office and MOD Headquarters buildings*

This information is provided at Annex B. The different time periods covered by the tables reflect the different start dates for the PFI new build (Home Office) or refurbishments (HMT or MOD). All figures are net of VAT.

Annex B

Trends on annual unitary charge, and accommodation cost per person and total number of employees for the HMT, Home Office and MOD Headquarters buildings: All figures are net of VAT.

b) Ministry of Defence Main Building and Old War Office: Horse Guards Avenue, SW1

UNITARY CHARGE PAYMENT 2000-01 (£m)	UNITARY CHARGE PAYMENT 2001-02 (£m)	UNITARY CHARGE PAYMENT 2002-03 (£m)	UNITARY CHARGE PAYMENT 2003-04 (£m)	UNITARY CHARGE PAYMENT 2004-05 (£m)	UNITARY CHARGE PAYMENT 2005-06 (£m)	UNITARY CHARGE PAYMENT 2006-07 (£m)	UNITARY CHARGE PAYMENT 2007-08 (£m)	UNITARY CHARGE PAYMENT 2008-09 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2009-10 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2010-11 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2011-12 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2012-13 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2013-14 (£m)
28.98	29.50	36.99	49.80	73.92	78.59	79.63	80.83	82.53	82.74	84.81	86.60	87.06	
ESTIMATED UNITARY CHARGE PAYMENT 2014-15 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2015-16 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2016-17 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2017-18 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2018-19 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2019-20 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2020-21 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2021-22 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2022-23 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2023-24 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2024-25 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2025-26 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2026-27 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2027-28 (£m)
99.02	99.09	104.91	105.98	106.62	108.17	110.32	113.41	111.49	112.99	77.77	80.86	51.63	
ESTIMATED UNITARY CHARGE PAYMENT 2028-29 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2029-30 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2030-31 (£m)	55.05	54.93	8.74								

Note: The Main Building Redevelopment PFI contract comprises three principal elements:

- (i) The major redevelopment of the MOD's Main Building
- (ii) The minor refurbishment, maintenance and operation of three central London offices to house MOD staff decanted from MB (2001-04)
- (iii) Provision of fully serviced office accommodation in MB from 2004 to 2030 and in the Old War Office Building from 2000 to 2030

05/06	06/07
4,439	4,430
£16,652	£17,740

Number of occupiers
Cost per occupier

c) HMT main building: 1 Horse Guards Road, SW1

UNITARY CHARGE PAYMENT 2002-03 (£m)	UNITARY CHARGE PAYMENT 2003-04 (£m)	UNITARY CHARGE PAYMENT 2004-05 (£m)	UNITARY CHARGE PAYMENT 2005-06 (£m)	UNITARY CHARGE PAYMENT 2006-07 (£m)	UNITARY CHARGE PAYMENT 2007-08 (£m)	UNITARY CHARGE PAYMENT 2008-09 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2009-10 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2010-11 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2011-12 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2012-13 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2013-14 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2014-15 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2015-16 (£m)
9.95	15.43	15.79	16.30	16.68	17.48	17.96	18.45	18.96	19.48	20.02	20.57	21.14	21.72
ESTIMATED UNITARY CHARGE PAYMENT 2016-17 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2017-18 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2018-19 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2019-20 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2020-21 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2021-22 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2022-23 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2023-24 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2024-25 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2025-26 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2026-27 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2027-28 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2028-29 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2029-30 (£m)
22.31	22.93	23.56	24.21	24.87	25.56	26.26	26.98	27.72	28.49	29.27	30.07	30.90	31.75
ESTIMATED UNITARY CHARGE PAYMENT 2030-31 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2031-32 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2032-33 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2033-34 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2034-35 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2035-36 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2036-37 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2037-38 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2038-39 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2039-40 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2040-41 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2041-42 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2042-43 (£m)	ESTIMATED UNITARY CHARGE PAYMENT 2043-44 (£m)
32.62	33.52	34.44	35.39	36.36	37.36	38.39	39.44	40.50	41.57	42.65	43.74	44.84	45.95
													Part Year
													13.15

05/06	06/07
1,144	1,595
£14,248	£10,458

Number of occupiers
Cost per occupier

Questions 141–142 (Mr Williams): *Flexibility in PFI schemes- release of space by DWP and further examples*

DWP based its requirement for flexibility (the ability to vacate space) on its (then) existing Estate Strategy forecast and both the original and expanded PRIME PFI Contract contain substantial capability (flexibility) gradually to vacate the estate.

The Department has acquired (and exercised) flexibility in two broad categories: that for which the cost is included in the Unitary Charge; and that for which the Department pays an additional cost on vacation. The former can be considered as “included” flexibility, and the latter “pay as you go” flexibility.

With the expansion of the PRIME Contract in 2003, DWP acquired the right to vacate a total area of 1.217 sq m. Of this allowance, DWP has used these flexibility provisions within the PFI Contract, to release workspace totalling 580,000 sq m leaving a balance of 637,000 sq m remaining (as of 31 December 2007) for the further duration of the contract through to 2018.

A further example is the HMRC STEPS contract that provides for flexibility as part of a strategic portfolio approach through the use of designations and allowances. In addition, site-specific PFI deals provide for some partial vacation flexibility—for example the Newcastle Estates Partnership PFI at Longbenton (originally let by DSS) although this tends to be very expensive to operate.

Questions 143–144 and 152 (Mr Williams): *Examples of where individual buildings have been refurbished or built through PFI and where PFI has been a constraint to proceeding with schemes*

The following are examples of buildings that have been built or refurbished through PFI:

<i>Project</i>	<i>Capital value (£m)</i>
GCHQ New Accommodation Project, Gloucestershire	452.1
Treasury Building, London	141.0
Home Office Central London Accommodation Strategy	197.0
Inland Revenue Office, Edinburgh	10.0
MOD Main Building, London	439.0

No examples have been found where PFI has been a constraint to proceeding with or changing a scheme. This issue was investigated by the National Audit Office in their January 2008 report: “Making changes in operational PFI projects” and no examples were found. The NAO found that:

“An estimated £180 million was paid by public authorities to PFI contactors to undertake changes in 2006. In our examination of these changes we found that: PFI deals are offering sufficient flexibility to the public sector. Contractors had handled urgent requests in a timely manner and around 90% of contract managers responding to our survey were satisfied or very satisfied with the quality of work done to implement change requests”.