



Government
Property
Function

Government Property Strategy

2022-2030



Summary

“The public estate is a unique resource, with a huge impact. Its location, cost and effectiveness all have a direct relationship to the effectiveness of public services and contribute to communities and places, driving economic growth in every corner of the UK.

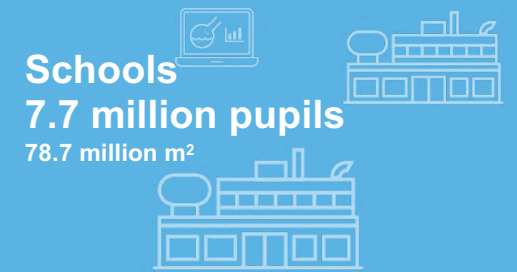
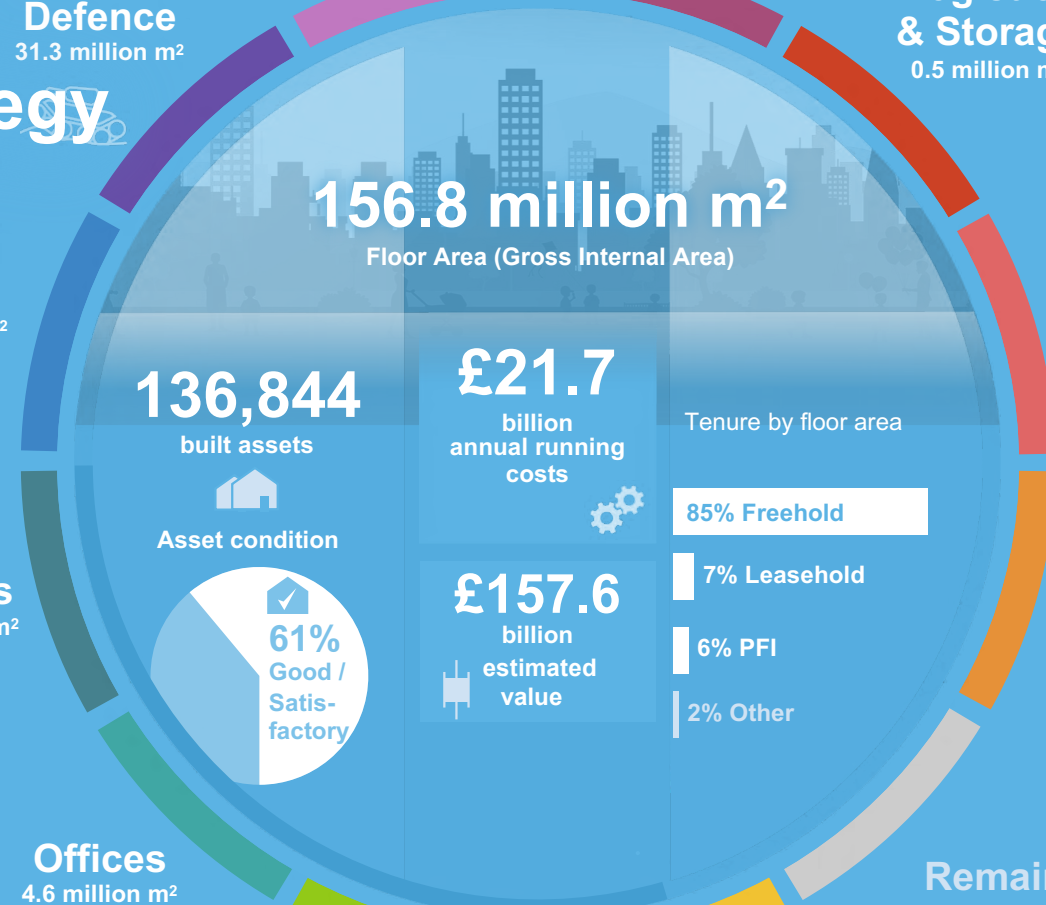
Plans for a more efficient, more effective, and smaller Government include the commitment to return the size of the Civil Service to 2016 levels. The public estate will play a part in that transformation, and we will capitalise on this opportunity to redesign and create an estate suited to the needs of a modern civil service, delivering modern services. It is more important than ever that every property held by the Government is efficient, functional and well utilised.

It is also essential that the government estate is greener and more sustainable, in line with our net zero commitments.

Transforming the Government estate requires reform of the Government Property Function, increasing property professional skills and expertise, improving data and the capabilities to exploit it, and driving consistent best practice standards across Government.”

Mission One	Transform places and services <ul style="list-style-type: none">• Enable delivery of Government priority outcomes by levelling up communities• Reflect the commitment to high-quality design and beautiful places in the Levelling Up and Regeneration Bill
Mission Two	A Smaller, Better and Greener public estate <ul style="list-style-type: none">• Transforming the Government property portfolio• Creating an estate which is more efficient, effective and sustainable
Mission Three	Improve professional excellence and insight <ul style="list-style-type: none">• Manage with professional excellent, informed by good data and insight• Reform of the Government Property Function and Profession to achieve the aims of the strategy

Scope of the Government Property Strategy



Source: State of the Estate Report 2020-21

Mission One - Transform Places and Services

Ambition for 2030

- Property has contributed to levelling-up, regeneration and housing supply. Investment decisions reflect the value that the Government estate can bring to localities
- The estate has supported improvements in public services, including greater co-location, flexibility and right sizing

By 2025, we will:

- Deliver on the Government commitment to relocate Civil Service jobs outside London into Levelling Up areas
- Maximise on opportunities to exit from, or co-locate services within, properties
- Invest £300m in locally-led grant funding, including the Brownfield Land Release Fund to unlock smaller sites across England for housing.
- Improve access and interoperability across the public sector to enable space to be shared between services and organisations
- Embed flexibility in estate design and construction to 'future proof' the public estate

Key Performance Indicators

- Progress against Places for Growth targets
- Changes to the Government office footprint in each region
- Government Hubs
- One Public Estate benefits, including capital receipts, running cost savings, land for homes and jobs



Mission Two - Smaller, Better, and Greener Estate

Ambition for 2030

- Smaller, more flexible estate, reflecting the requirements of a smaller Civil Service and modern public services
- More flexible and adaptable to meet changing demands and needs for property

By 2025, we will:

- £500m of cumulative resource savings from the operating costs of the estate will be delivered
- A pipeline of disposals will be developed, aiming to generate gross capital receipts of £500m per annum, to fund investment in the estate we need to keep
- Collect and act upon customer feedback relating to the quality of public buildings
- Embed quality and condition in budget prioritisation and property investment decisions
- Deliver the Greening Government Commitments and 25 Year Environment Plan goals on net zero, adaptation, natural capital and resource efficiency

Key Performance Indicators

- Size and annual running cost, capital value, land disposed, exits from central London offices, utilisation targets
- Resource savings and capital release
- Estate condition and customer satisfaction
- Greening Government Commitments



Mission Three - Professional Excellence and Insight

Ambition for 2030

- Public sector property professionals are known for industry leading and commercial expertise
- Business strategies are informed by high quality property data and insight

By 2025, we will:

- Develop our people through professional accreditation, a learning, development and leadership curriculum and early talent programmes, with focus on sustainability and digital skills.
- Improve the diversity of the profession at all levels
- Deliver a step change in how data is shared across Government to unlock opportunities for collaboration, and help identify surplus assets
- Embed greater consistency through standards, policies and guidance that reduce complexity, minimise duplication and maximise economies of scale
- Increase interoperability through consistent standards for access and technology to enable enhanced sharing of space

Key Performance Indicators

- Increase in professional accreditation levels
- Attracting talent through apprentice and graduate schemes
- Diversity of the Government Property Profession
- Progress with mandated data collection
- Functional Standard awareness and impact benchmarked across Government functions



Annex A - Key Performance Indicators

	Transforming Places	Transforming Services	Smaller	Better	Greener	Excellence and Insight
Inputs	Sq m offices per region	Extent property re-purposed or used for multiple-occupancy	Utilisation by portfolio (T) Sq m by portfolio Cost by portfolio Capital value Portfolio strategies in place by March 2023		EPC for new acquisitions (T) Renewables guaranteed	% property professionals accredited (T) Diversity of profession No. apprentices and graduates Functional Standard awareness and impact
Outputs	Places for Growth (T) progress Relevant programme outputs	Government Hubs Programme progress (T) One Public Estate progress	Ha land disposed Progress against the Whitehall Campus strategy	Condition A - D by portfolio	Greening Government Commitments (T)	
Outcomes	Social Value	Is property important to your objectives		Customer feedback/ user experience	Emission reduction	