

CC/PV

Prime Minister



- ① To note the progress in this last year's Survey?
- ② To urge all Departments to make maximum efforts to improve their position in the 1989 Survey.

FROM: CHIEF SECRETARY
DATE: 6 February 1989

PRIME MINISTER

REC 9/2

SURPLUS LAND AND DWELLINGS

PROP PTII

In my minute of 23 February last year, I promised to report on the outcome of the Survey discussions on Government holdings of land and dwellings. My officials have now collated the results of discussions with Departments, and the tables attached to this minute set out details of the stock holdings, vacancy rates and the receipts forecast for each Department from the disposal of land and property for the next three years.

2. Although the figures show an improvement overall in vacancy rates and receipts from sales, not all Departments have improved their position. Indeed, the information that my officials received from Departments during the Survey was not uniformly adequate. There is some way to go before all Departments have satisfactory systems and policies for the management of the land and dwellings under their control.

3. High levels of unused property are a sign of management failure: they represent wasted resources and reduce efficiency in the economy more widely. I hope colleagues will give particular attention to this issue and to the need to set themselves challenging disposal targets, and that they will put in hand where necessary the improvements in management information and efficiency needed to ensure that surplus holdings are reduced to fit only reasonable operational requirements. I propose again to discuss with colleagues their Departments' surplus land and dwellings in the Survey.

4. I intend to take this exercise forward by asking colleagues to provide relevant information and analyses in advance of the Survey on their Departments' holdings of land and dwellings, for bilateral or official discussion as appropriate. Nicholas Ridley is considering how his Department can assist, with its interest in increasing the supply of development land.

5. If you agree, I would propose once again to report to you on the results of the exercise following the 1989 Survey.

6. I am copying this to Cabinet colleagues and to Sir Robin Butler.

Carys Evan

JOHN MAJOR

(Approved by the Chief Secretary
and signed in his absence)

TABLE 1 LAND AND DWELLINGS BY DEPARTMENT: 1988 SURVEY

NOTES

The Holdings and Disposal Plans are given in acres in respect of land, and units in respect of dwellings. Receipts forecasts, shown in brackets, are in fmillion. Some Departments have been unable to provide the relevant information, in this instance a dash indicates no disposal plans have been given, a blank () indicating no receipts forecast given.

	1988-89 Holdings	1988-89 1989-90 1990-91 1991-92 Disposal Plans (Receipts fm)			
MINISTRY OF DEFENCE	:	:	:	:	:
Land	: 592955	1040 (112.0)	2500 (110.0)	751 (53.0)	1500 (52.0):
Dwellings	: 79831	1390 (35.0)	1600 (39.0)	800 (25.0)	500 (9.0):
- UKAEA	:	:	:	:	:
Land	: 3364	- ()	- ()	- ()	- ():
Dwellings	: 948	- (0.9)	21 (0.9)	- ()	- ():
FORESTRY COMMISSION	:	:	:	:	:
Land	: 722275	6125 (0.4)	4900 (0.3)	4900 (0.3)	4900 (0.3):
Dwellings	: 1769	180 (3.9)	160 (3.4)	120 (2.5)	60 (1.3):
DEPARTMENT ENVIRONMENT	:	:	:	:	:
- PSA	:	:	:	:	:
Land	: 25710	292 (28.7)	42 (8.5)	60 (11.2)	1107 (36.4):
Dwellings	: 643	24 (1.0)	- ()	- ()	- ():
HOME OFFICE	:	:	:	:	:
- Metropolitan police	:	:	:	:	:
Land	: -	- (5.1)	- (2.0)	- ()	- ():
Dwellings	: 3055	136 (10.9)	258 (24.3)	240 (26.4)	172 (22.0):
- Provincial Forces	:	:	:	:	:
Land	: -	- (11.3)	- (6.0)	- (2.0)	- (2.0):
Dwellings	: 11577	582 (26.8)	400 (21.6)	300 (18.9)	200 (14.8):
- Prison Department	:	:	:	:	:
Land	: -	- ()	- ()	- ()	- ():
Dwellings	: 7500	2200 (46.0)	2000 (40.0)	250 (5.0)	200 (4.0):

Land and Dwellings by Department. Table 1

	1987-88 Holdings	1988-89 Disposal	1989-90 Plans	1990-91 (Receipts fm)	1991-92
- Home Office Misc	:	:	:	:	:
Land	:	- ()	- ()	- ()	- ()
Dwellings	:	- ()	- ()	- ()	- ()
SCOTTISH OFFICE	:	:	:	:	:
- Grant Aided College	:	:	:	:	:
Land	:	6 (0.9)	25 (0.4)	- ()	- ()
Dwellings	:	2 (0.9)	1 (0.3)	- (0.0)	- (0.0)
- Agriculture and Fisheries	:	:	:	:	:
Land	:	163 (0.1)	200 (0.1)	75 (0.1)	0 (0.0)
Dwellings	:	10 (0.2)	3 (0.0)	3 (0.1)	3 (0.0)
- Agricultural college and research institutes	:	:	:	:	:
Land	:	4 ()	6 ()	- ()	- ()
Dwellings	:	4 (0.1)	0 (0.1)	0 (0.0)	0 (0.0)
- Scottish Development Agency	:	:	:	:	:
Land	:	- ()	- ()	- ()	- ()
Dwellings	:	0 ()	0 ()	0 ()	0 ()
- SHHD	:	:	:	:	:
Land	:	23 (0.1)	17 (0.1)	6 ()	6 ()
Dwellings	:	120 (2.0)	83 (0.8)	50 (0.8)	50 (0.8)
- SDD (Roads, Transport)	:	:	:	:	:
Land	:	- ()	- ()	- ()	- ()
Dwellings	:	11 (0.2)	20 (0.1)	2 (0.0)	3 (0.0)
- Highlands Islands Development Board	:	:	:	:	:
Land	:	- ()	- ()	- ()	- ()
Dwellings	:	0 (0.0)	0 (0.0)	0 (0.0)	0 (0.0)
WALES	:	:	:	:	:
- National Health	:	:	:	:	:
Land	:	162 (5.2)	165 (3.9)	29 (1.3)	6 (0.5)
Dwellings	:	18 (0.5)	9 (0.3)	0 (0.0)	0 (0.0)
- Transport	:	:	:	:	:
Land	:	204 (0.4)	17 (0.1)	- (0.0)	- (0.0)
Dwellings	:	- (0.2)	5 (0.4)	- (0.1)	- (0.1)

Land and Dwellings by Department. Table 1

	1987-88 Holdings	1988-89 Disposal	1989-90 Plans	1990-91 (Receipts £m)	1991-92
TRANSPORT	:	:	:	:	:
Land	:	- ()	- ()	- ()	- ()
Dwellings	: 3372	143 ()	- ()	- ()	- ()
DEPARTMENT ENERGY	:	:	:	:	:
Land	: 1051	82 (0.8)	71 (0.4)	- ()	- ()
Dwellings	: -	- ()	- ()	- ()	- ()
NORTHERN IRELAND	:	:	:	:	:
- DOENI	:	:	:	:	:
Land	: 1460	179 (1.4)	115 (0.9)	85 (1.4)	114 (2.2)
Dwellings	: 601	117 (1.3)	44 (0.6)	27 (0.3)	14 (0.3)
- DANI	:	:	:	:	:
Land	: 995	30 (0.2)	104 (0.0)	80 (0.0)	- ()
Dwellings	: 243	43 (0.3)	14 ()	- ()	- ()
- DENI	:	:	:	:	:
Land	: 242	73 (1.7)	38 (0.5)	29 (0.2)	45 (0.1)
Dwellings	: 179	5 (0.0)	1 (0.0)	1 (0.0)	- ()
- DHSS (NI)	:	:	:	:	:
Land	: 562	414 (2.2)	56 (1.3)	44 (1.2)	- ()
Dwellings	: 97	26 (0.5)	25 (0.5)	- ()	- ()
- NIO	:	:	:	:	:
Land	: -	34 ()	- ()	12 ()	- ()
Dwellings	: -	- (0.8)	- (0.1)	- (0.7)	- ()
AGRICULTURE FISHERIES AND FOOD	:	:	:	:	:
Land	: -	- ()	94 ()	- ()	- ()
Dwellings	: 249	4 (0.2)	- ()	- ()	- ()
DEPARTMENT EMPLOYMENT	:	:	:	:	:
Land	: -	- ()	8 (1.9)	- ()	- ()
Dwellings	: 189	18 (2.9)	8 (1.4)	4 (0.9)	1 (6.1)

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CONQUEROR