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FROM: CHIEF SECRETARY

DATE: 5 April 1990

PRIME MINISTER

SURPLUS LAND AND DWELLINGS

at flap p 14

In John Major's minute to you of 6 February last year, he promised to write reporting on the outcome of the 1989 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 forecasts for each Department from the disposal of land and property for the next three years.

2. Although the figures show that many Departments have made progress and are aiming to reduce their vacancy rates further and achieve substantial receipts in the future, others appear to have failed to achieve the vacancy rate targets for 1988-89 they set themselves twelve months previously. And the information that my officials received from Departments during the Survey remained uneven. There is still some way to go before all Departments have satisfactory systems and policies for the management of 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. We have rightly exhorted local authorities to make the most effective use of their land and property holdings, but we have not always been as effective as we might have been in managing our own assets. I know that colleagues recognise the importance of this issue, and I hope that they can set themselves challenging disposal targets and that they will continue to make improvements in management information and

efficiency to ensure that surplus holdings are reduced to fit only reasonable operational requirements. I propose that we again discuss with colleagues their Departments' surplus land and dwellings in the forthcoming Survey.

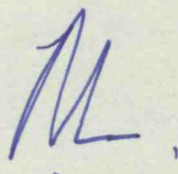
4. You may be interested to know about two further initiatives we are taking. First, following the lead set by Nigel Lawson and Nick Ridley, my officials have been considering, with officials from the major property holding Departments, the scope for further short term initiatives to increase the disposal of surplus land and housing. The work is still progressing. Second, last year's Review of the Government Valuation Services and departmental asset registers made some very valuable recommendations about the need for effective management information systems in this area, reinforcing the message we have been giving for some years. A group has been set up to steer the development of consistent information systems for property and other capital assets, one for each of the Government's main property estates, to be used, amongst other things, for capital asset management.

5. If you agree, I would propose once again to report to you on the results of the exercise following the 1990 Survey.

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

Yes please

no



NORMAN LAMONT

TABLE 1 : LAND HOLDINGS HELD BY DEPARTMENT : 1989 SURVEY

	Land holdings: acres					Disposal plans: acres					Vacancy rates (%)					Forecast receipts (£ million)				
	1988-89	1989-90	1990-91	1991-92	1992-93	1988-89	1989-90	1990-91	1991-92	1992-93	1988-89	1989-90	1990-91	1991-92	1992-93	1988-89	1989-90	1990-91	1991-92	1992-93
HOME OFFICE																				
Metropolitan police	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(5.1)	(2.0)	(-)	(-)	(-)
Provincial Forces	(-)	(-)	(-)	(-)	(-)	(545)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(11.3)	(6.0)	(2.0)	(2.0)	(-)
Prison Department	19,760	19,760	19,760	19,760	19,760	10	50	-	-	-	-	-	-	-	-	1.0	0.5	-	-	-
Home Office misc	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Home Office misc	1,106	1,106	1,027	1,028	1,028	-	-	-	-	-	7	7	13	14	14	-	0.1	-	-	-
	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(0.5)	(-)	(-)	(-)	(-)
DOE - PSA	-	29,696	29,558	29,494	28,395	-	138	64	1,096	44	-	-	-	-	-	18.4	16.1	20.3	40.5	15.0
	(25,710)	(-)	(-)	(-)	(-)	(292)	(42)	(60)	(1,107)	(-)	(-)	(-)	(-)	(-)	(-)	(28.7)	(8.5)	(11.2)	(36.4)	(-)
NORTHERN IRELAND																				
DOENI	-	2,911	-	-	-	-	585	419	433	444	-	-	-	-	-	-	2.0	0.9	0.9	0.9
	(1,460)	(-)	(-)	(-)	(-)	(179)	(115)	(85)	(114)	(-)	(38)	(-)	(-)	(-)	(-)	(1.4)	(0.9)	(1.4)	(2.2)	(-)
DANI	-	1,019	-	-	-	34	750	253	37	-	-	-	-	-	-	0.2	0.3	0.2	0.0	-
	(995)	(-)	(-)	(-)	(-)	(30)	(104)	(80)	(-)	(-)	(1)	(-)	(-)	(-)	(-)	(0.2)	(-)	(-)	(-)	(-)
DENI	-	188	-	-	-	26	44	64	45	35	-	-	-	-	-	1.3	1.6	0.4	0.1	0.1
	(242)	(-)	(-)	(-)	(-)	(73)	(38)	(29)	(45)	(-)	(0)	(-)	(-)	(-)	(-)	(1.7)	(0.5)	(0.2)	(0.1)	(-)
DHSS(NI)	-	426	-	-	-	146	301	85	40	-	-	-	-	-	-	2.1	3.4	2.9	0.1	-
	(562)	(-)	(-)	(-)	(-)	(414)	(56)	(44)	(-)	(-)	(0)	(-)	(-)	(-)	(-)	(2.2)	(1.3)	(1.2)	(-)	(-)
NIO	-	46	-	-	-	-	34	12	-	-	-	-	-	-	-	0.1	0.1	0.7	-	-
	(-)	(-)	(-)	(-)	(-)	(34)	(-)	(12)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(3.1)	(3.3)	(-)	(-)	(-)
SCOTTISH OFFICE																				
Agriculture, and Fisheries	14,624	14,271	14,266	14,266	14,266	353	5	-	-	-	2	-	-	-	-	1.7	0.1	-	-	-
	(294,390)	(304,571)	(301,666)	(301,666)	(-)	(163)	(200)	(75)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(0.1)	(0.1)	(0.1)	(-)	(-)
Agricultural colleges and research insts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(-)	(-)	(-)	(-)	(-)
	(3,382)	(3,382)	(3,375)	(3,375)	(-)	(4)	(6)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
Scottish Home & Health Dept	801	778	759	745	732	22	20	13	13	-	10	8	6	4	2	0.1	-	0.1	-	-
	(788)	(772)	(766)	(760)	(-)	(23)	(17)	(6)	(6)	(-)	(4)	(2)	(1)	(-)	(-)	(0.1)	(0.1)	(-)	(-)	(-)
Scottish Development Department	84	-	-	-	-	29	-	-	-	-	-	-	-	-	-	0.1	0.1	-	-	-
	(-)	(-)	(-)	(-)	(-)	(30)	(16)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(2.7)	(1.1)	(-)	(-)	(-)
MOD	593,638	596,011	599,303	600,422	604,011	-	1,235	938	938	2,198	-	-	-	-	-	94.0	109.0	67.0	52.0	50.0
	(592,955)	(-)	(-)	(-)	(-)	(1,040)	(2,500)	(751)	(1,500)	(-)	(-)	(-)	(-)	(-)	(-)	(112.0)	(110.0)	(53.0)	(52.0)	(-)
Dept of TRANSPORT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(-)	(-)	(-)	(-)	(-)
	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
WELSH OFFICE																				
National Health	3,199	3,195	3,153	3,014	2,830	6	78	138	196	53	-	2	-	-	-	0.6	11.0	14.6	8.2	1.1
	(3,308)	(3,159)	(3,018)	(2,989)	(-)	(162)	(65)	(29)	(6)	(-)	(11)	(6)	(1)	(-)	(-)	(5.2)	(3.9)	(1.3)	(0.5)	(-)
Transport	422	-	-	-	-	116	31	-	-	-	-	-	-	-	-	0.4	0.1	-	0.0	0.0
	(-)	(-)	(-)	(-)	(-)	(204)	(17)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(0.4)	(0.1)	(-)	(-)	(-)
MAFF	7,239	7,227	6,960	5,895	5,839	12	12	267	1,064	57	1	2	15	-	-	0.4	0.5	2.6	2.5	0.1
	(-)	(-)	(-)	(-)	(-)	(-)	(94)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(0.7)	(-)	(-)	(-)
FORESTRY COMMISSION (2)	556,244	550,069	543,894	538,954	534,014	8,892	6,125	6,175	4,940	4,940	31	31	32	32	33	2.4	1.3	1.3	1.0	1.0
	(72,275)	(66,150)	(61,250)	(56,350)	(-)	(6,125)	(4,900)	(4,900)	(4,900)	(-)	(12)	(12)	(14)	(15)	(-)	(0.4)	(0.6)	(0.3)	(0.3)	(-)
Dept of EMPLOYMENT	548	548	542	542	-	-	6	-	-	-	1	1	-	-	-	-	0.3	-	-	-
	(-)	(-)	(-)	(-)	(-)	(2)	(8)	(50)	(50)	(-)	(-)	(-)	(-)	(-)	(-)	(0.2)	(1.9)	(-)	(-)	(-)
Dept of ENERGY (1)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1	0.0	0.0	0.0	0.0
	(1,051)	(-)	(-)	(-)	(-)	(82)	(71)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(0.8)	(0.4)	(-)	(-)	(-)

NOTES:-

1. Nil return in 1989
2. 1988 Survey figures in brackets for land holdings were based on surplus and saleable land. The 1989 Survey figure is total land.

Comparable data from the 1988 Survey are shown, where available, in brackets. A dash denotes that the responsible Department was unable to provide any reliable data. Vacancy rates are given to the nearest percentage point.

TABLE 2 : NO OF DWELLINGS HELD BY DEPARTMENT : 1989 SURVEY

	No of dwellings in stock					Disposal plans					Vacancy rates (%)					Forecast receipts (£ million)				
	1988-89	1989-90	1990-91	1991-92	1992-93	1988-89	1989-90	1990-91	1991-92	1992-93	1988-89	1989-90	1990-91	1991-92	1992-93	1988-89	1989-90	1990-91	1991-92	1992-93
HOME OFFICE																				
Metropolitan police	3,043 (3,055)	2,916 (2,919)	2,806 (2,661)	2,696 (2,421)	2,531 (-)	127 (136)	110 (258)	110 (240)	165 (172)	166 (-)	14 (12)	11 (5)	- (4)	- (4)	- (-)	46.0 (10.9)	30.0 (24.3)	16.0 (26.4)	18.0 (22.0)	18.0 (-)
Provincial Forces	11,493 (11,577)	10,876 (10,995)	10,576 (10,595)	10,449 (10,295)	10,380 (-)	575 (582)	282 (400)	109 (300)	58 (200)	34 (-)	15 (13)	11 (11)	5 (9)	5 (9)	5 (-)	- (26.8)	- (21.6)	- (18.9)	- (14.8)	- (-)
Prison Department	5,342 (7,500)	3,350 (5,300)	3,050 (3,300)	2,900 (3,050)	2,800 (-)	2,260 (2,200)	2,000 (2,000)	300 (250)	150 (200)	100 (-)	16 (11)	14 (12)	12 (20)	11 (16)	11 (-)	60.0 (46.0)	50.0 (40.0)	10.0 (5.0)	5.0 (4.0)	3.0 (-)
Home Office misc	50 (-)	50 (-)	48 (-)	48 (-)	48 (-)	- (-)	- (-)	- (-)	- (-)	- (-)	2 (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)
DOE - PSA	- (643)	522 (-)	- (-)	- (-)	- (-)	- (24)	31 (-)	- (-)	- (-)	- (-)	- (15)	15 (-)	- (-)	- (-)	- (-)	- (1.0)	1.6 (-)	- (-)	- (-)	- (-)
NORTHERN IRELAND																				
DOENI	- (601)	427 (-)	- (-)	- (-)	- (-)	- (117)	34 (44)	26 (27)	27 (14)	28 (-)	- (45)	36 (-)	- (-)	- (-)	- (-)	- (1.3)	0.4 (0.6)	0.3 (0.3)	0.3 (0.3)	0.9 (-)
DANI	- (243)	221 (-)	- (-)	- (-)	- (-)	24 (43)	40 (14)	40 (-)	39 (-)	- (-)	- (47)	14 (-)	- (-)	- (-)	- (-)	0.4 (0.3)	0.5 (-)	0.5 (-)	0.5 (-)	- (-)
DENI	- (179)	169 (-)	- (-)	- (-)	- (-)	10 (5)	9 (1)	1 (1)	1 (-)	- (-)	- (47)	- (-)	- (-)	- (-)	- (-)	0.2 (-)	0.2 (-)	- (-)	- (-)	- (-)
DHSS(NI)	- (97)	27 (-)	- (-)	- (-)	- (-)	21 (26)	27 (25)	- (-)	- (-)	- (-)	- (-)	30 (-)	- (-)	- (-)	- (-)	0.5 (0.5)	0.5 (0.5)	0.2 (-)	- (-)	- (-)
NIO	- (-)	45 (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	- (-)	0 (-)	- (-)	- (-)	- (-)	- (0.8)	- (0.1)	- (0.7)	- (-)	- (-)
SCOTTISH OFFICE																				
Agriculture, and Fisheries	93 (157)	86 (156)	74 (150)	74 (150)	74 (-)	7 (10)	12 (3)	- (3)	- (3)	- (-)	16 (8)	13 (5)	- (0)	- (0)	- (-)	0.1 (0.2)	0.3 (-)	- (0.1)	- (-)	- (-)
Agricultural colleges and research insts	- (171)	- (167)	- (167)	- (167)	- (-)	- (4)	- (-)	- (-)	- (-)	- (-)	- (5)	- (-)	- (-)	- (-)	- (-)	0.0 (0.1)	- (0.1)	- (-)	0.0 (-)	0.0 (-)
Scottish Home & Health Dept	453 (333)	277 (250)	190 (200)	150 (150)	116 (-)	176 (120)	87 (83)	40 (50)	34 (50)	27 (-)	26 (23)	23 (24)	18 (22)	19 (22)	18 (-)	2.3 (2.0)	0.1 (0.8)	0.4 (0.8)	0.4 (0.8)	0.4 (-)
Scottish Development Department	24 (25)	24 (14)	24 (12)	6 (9)	1 (-)	- (11)	- (20)	- (2)	- (3)	- (-)	- (82)	- (50)	- (50)	- (33)	- (-)	- (0.2)	- (0.1)	- (-)	- (0.1)	- (-)
MOD	78,722 (79,831)	75,860 (-)	72,810 (-)	- (-)	- (-)	2,665 (2,825)	3,187 (2,675)	3,550 (800)	- (500)	- (-)	19 (19)	15 (-)	11 (-)	- (-)	- (-)	55.6 (35.0)	38.0 (39.0)	34.2 (25.0)	17.9 (9.0)	22.5 (-)
Dept of TRANSPORT	- (3,372)	2,282 (-)	- (-)	- (-)	- (-)	- (143)	140 (-)	- (-)	- (-)	- (-)	- (16)	- (-)	- (-)	- (-)	- (-)	18.0 (-)	24.0 (-)	- (-)	- (-)	- (-)
WELSH OFFICE																				
National Health	327 (285)	298 (267)	267 (258)	263 (258)	261 (-)	33 (18)	32 (9)	4 (-)	2 (-)	2 (-)	17 (17)	16 (-)	0 (-)	0 (-)	0 (-)	1.1 (0.5)	1.5 (0.3)	0.2 (-)	0.1 (-)	0.1 (-)
Transport	49 (-)	- (-)	- (-)	- (-)	- (-)	8 (-)	- (5)	- (6)	- (4)	- (-)	22 (-)	- (-)	- (-)	- (-)	- (-)	0.2 (0.2)	0.1 (0.4)	0.2 (0.1)	0.1 (0.1)	0.2 (-)
MAFF	215 (249)	209 (-)	208 (-)	165 (-)	165 (-)	5 (4)	6 (-)	1 (-)	43 (-)	- (-)	2 (5)	1 (-)	- (-)	- (-)	- (-)	0.2 (0.2)	0.3 (-)	0.2 (-)	2.2 (-)	0.1 (-)
FORESTRY COMMISSION	1,692 (1,769)	1,510 (1,609)	1,360 (1,489)	1,230 (1,429)	1,130 (-)	258 (180)	180 (160)	150 (120)	130 (60)	100 (-)	10 (10)	11 (9)	10 (9)	10 (9)	11 (-)	5.1 (3.9)	3.6 (3.4)	3.0 (2.5)	2.6 (1.3)	2.0 (-)
Dept of EMPLOYMENT	17 (189)	15 (-)	- (-)	- (-)	- (-)	2 (18)	2 (8)	- (4)	- (1)	- (-)	35 (11)	27 (-)	- (-)	- (-)	- (-)	0.1 (2.9)	0.1 (1.4)	- (0.9)	- (6.1)	- (-)
Dept of ENERGY (2)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0 (-)	0.0 (-)	0.0 (-)	0.0 (-)	0.0 (-)	0.0 (-)	

NOTES:-

- Receipts figures for the Metropolitan police in the 1989 Survey include those of the provincial forces too.
- Nil return in 1989

Comparable data from the 1988 Survey are shown, where available, in brackets. A dash denotes that the responsible Department was unable to provide any reliable data. Vacancy rates are given to the nearest percentage point.

Housing: Policy # 16

