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Dame Meg Hillier MP  
Chair, Public Accounts Committee  
House of Commons  
London  
SW1A 0AA  
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Alex Chisholm  
Civil Service Chief Operating Officer  
and Cabinet Office Permanent Secretary

Our reference: MC2024/00559

31 January 2024

Dear Chair,

Thank you for inviting me to provide evidence at the Public Accounts Committee session regarding Cabinet Office functional savings on 10 January 2024.

During this session, Sir Geoffrey Clifton-Brown referred to the 'Managing central government property' inquiry and asked that I provide information related to leases for Government Hubs. The specific information that was requested is as follows:

- a. Size of the hubs;
- b. Percentage occupied;
- c. Length of lease and break clause and;
- d. The current rent.

Annex A, below, sets out the requested information in a tabular format. Please note that Hubs under construction are not included.

Unfortunately we are not able to provide the current rent (d) as disclosure of rental information could weaken HMG's position in a competitive environment, by revealing sensitive information that is potentially useful in a negotiating position. Although there is a public interest in the efficient use of public resources, disclosure of information relating to the rent payable at Government Hubs would be likely to affect adversely HMG's capacity to drive value in future negotiations. Taking into account all of the circumstances of this request, we have determined that the balance of the public interest favours withholding this information.

I hope you find this helpful.

Yours sincerely,

**Alex Chisholm**

Civil Service Chief Operating Officer & Cabinet Office Permanent Secretary

## ANNEX A

## Government hubs - Phase 1 and Phase 2 lease data

## Government Hubs: Phase 1 Lease data

Hubs	Head Lease holder	Size of Hub (m2)	Length of head lease	Break in headlease	Departments within building and % occupied *2	Length of sub-let for Department s/End Year	Break Clause Y/N & Date of Break clause for Department (if applicable)
Croydon, 1 Ruskin Square, CR20 2WF	HMRC	17,915	N/A  (Virtual Freehold - 250 Years)	N/A	HMRC (77%),		
					Valuation Office Agency (4.32%)	2041	No
					HM Prison and Probation Service (10.10%) <b>(Managed by GPA)</b>	2041	Yes 24/02/2027
					Government Legal Department (5.08%) <b>(Managed by GPA)</b>	2041	Yes 02/07/2028
Bristol, 3 Glass Wharf, BS2 OPS	HMRC	10,838	25 Years  Start Date 27/09/2019	No	HMRC (74%)		
					Valuation Office Agency (4.98%)	2044	No
					Cabinet Office (8.64%) <b>(Managed by GPA)</b>	2044	Yes 16/09/2029

					Department for Education (10.13%) <b>(Managed by GPA)</b>	2044	Yes 23/06/2027
					Legal Aid Agency (2.66%) <b>(Managed by GPA)</b>	2044	Yes 06/03/2027
Belfast, Erskine House, BT1 4GF	HMRC	9,424	24 Years 4 months  Start Date 06/01/2020	No	HMRC (88%),		
					Cabinet Office (0.48%) <b>(Managed by GPA)</b>	2024	No
					Department of Business and Trade (0.48%), <b>(Managed by GPA)</b>	2024	No
					Competitions and Markets Authority (0.7%), <b>(Managed by GPA)</b>	2044	Yes 12/04/2026
					Northern Ireland Office (9.73%) <b>(Managed by GPA)</b>	2044	Yes 06/02/2027
					Department for Levelling Up, Houses and Communities (0.86%) <b>(Managed by GPA)</b>	2024	No
					Department For Transport (0.1%) <b>(Managed by GPA)</b>	2044	No

Edinburgh, Queen Elizabeth House, EH8 8FT	HMRC	17,619	24 Years 3 Months	Yes	HMRC (74%)		
					Valuation office Agency (0.41%)	2044	Yes 20/11/2039
					Cabinet Office (0.92%) <b>(Managed by GPA)</b>	2044	Yes 13/09/2030
					Competitions and Markets Agency (3.67%) <b>(Managed by GPA)</b>	2044	Yes 24/08/2026
					Department for Science Innovation and Technology & Department for Energy Security and Net Zero (1.53%) <b>(Managed by GPA)</b>	2031	No
					Department for Digital Culture, Media and Sport (0.26%) <b>(Managed by GPA)</b>	2031	No
					Department for Environment Food and Rural Affairs (1%) <b>(Managed by GPA)</b>	2026	No
					Department for Levelling Up, Houses and Communities (1.53%) <b>(Managed by GPA)</b>	2026	No
					Department for Transport (0.31%) <b>(Managed by GPA)</b>	2031	Yes 14/11/2026

				Department of Business and Trade (2.5%) <b>(Managed by GPA)</b>	2027	No
				Department for Work and Pensions (0.26%) <b>(Managed by GPA)</b>	2027	No
				Department of Health and Social Care (0.2%) <b>(Managed by GPA)</b>	2044	Yes 20/11/2039
				Foreign, Commonwealth and Development Office (0.46%) <b>(Managed by GPA)</b>	2026	No
				Government Actuaries Department (0.5%) <b>(Managed by GPA)</b>	2044	Yes 08/09/2025
				Health and Safety Executive (1.52%) <b>(Managed by GPA)</b>	2044	Yes 20/11/2039
				HM Inspectorate of Prisons (0.05%) <b>(Managed by GPA)</b>	2044	No
				HM Treasury (0.05%) <b>(Managed by GPA)</b>	2044	Yes 20/11/2039
				Home Office (0.26%) <b>(Managed by GPA)</b>	2026	No

				Information Commissioners Office (0.86%) <b>(Managed by GPA)</b>	2044	Yes 24/08/2026
				Office for National Statistics (0.31%) <b>(Managed by GPA)</b>	2044	Yes 05/06/2027
				Office of the Advocate General (2.87%) <b>(Managed by GPA)</b>	2040	No
				Office of the Secretary of State for Scotland (2.74%) <b>(Managed by GPA)</b>	2040	No
				UK Export Finance (0.05%) <b>(Managed by GPA)</b>	2024	No
				UK Statistics Authority (0.41%) <b>(Managed by GPA)</b>	2044	Yes 20/11/2039
				Insolvency Service (2.04%) <b>(Managed by GPA)</b>	2044	Yes 31/05/2028
				National Ship Building Office (0.26%) <b>(Managed by GPA)</b>	2027	No
				Companies House (1.23%) <b>(Managed by GPA)</b>	2044	Yes 30/08/2028

Cardiff, Ty William Morgan, CF10 1EP	HMRC	25,023	25 years	No	HMRC (85%)		
					Valuation Office Agency (2.29%)	2045	No
					Cabinet Office (0.43%) <b>(Managed by GPA)</b>	2045	Yes 28/03/2026
					Competitions and Markets authority (0.22%) <b>(Managed by GPA)</b>	2045	Yes 06/03/2027
					Consumer Council for Water (0.29%) <b>(Managed by GPA)</b>	2031	Yes 21/02/2026
					Department for digital Culture Media and Sport (0.47%) <b>(Managed by GPA)</b>	2031	No
					Department for business and trade (1.33%) <b>(Managed by GPA)</b>	2045	Yes 01/05/2027
					Department for Levelling Up, Houses and Communities (0.97%) <b>(Managed by GPA)</b>	2031	No
					Department for Work and pensions (1.97%) <b>(Managed by GPA)</b>	2045	No
					Health and Safety Executive (1.66%)	2045	No

					<b>(Managed by GPA)</b>		
					Legal Aid Agency (0.79%) <b>(Managed by GPA)</b>	2031	Yes 21/03/2026
					Wales Office (1.48%) <b>(Managed by GPA)</b>	2045	No
					OFGEM (2.59%) <b>(Managed by GPA)</b>	2026	No
					Department for Transport (0.04%) <b>(Managed by GPA)</b>	2045	No
					Government Property Agency (0.68%) <b>(Managed by GPA)</b>	2045	No
Leeds, Wellington Place RC, LS1 4AP	HMRC	35,841	25 Years  Start Date 04/11/2019	Yes  04/11/2039	HMRC (46%)		
					Valuation Office Agency (4.07%)	2044	No
					Genomics England (0.2%)	2024	No
					ACAS (0.55%) <b>(Managed by GPA)</b>	2032	Yes 06/01/2027
					Cabinet Office (0.6%) <b>(Managed by GPA)</b>	2024	No



				Department for Digital Culture Media and Sport (0.18%) <b>(Managed by GPA)</b>	2025	No
				Department for Education (1.1%) <b>(Managed by GPA)</b>	2032	Yes 06/01/2027
				Department for Science Innovation and International Trade (0.63%) <b>(Managed by GPA)</b>	2032	Yes 26/06/2027
				Department for Levelling Up, Houses and Communities(1.26%) <b>(Managed by GPA)</b>	2031	No
				Department for Transport (4.19%) <b>(Managed by GPA)</b>	2031	Yes 15/08/2026
				Government Legal Department (2.51%) <b>(Managed by GPA)</b>	2031	Yes 17/08/2026
				Government Property Agency (0.1%) <b>(Managed by GPA)</b>	2026	No
				Homes England (1.16%) <b>(Managed by GPA)</b>	2036	Yes 24/08/2026
				Health and Safety Executive (1.18%) <b>(Managed by GPA)</b>	2031	No

					NHS Resolution (1.88%) <b>(Managed by GPA)</b>	2044	Yes 13/02/2027
					Regulator for Social Housing (0.6%) <b>(Managed by GPA)</b>	2026	No
					NHS England (34%) <b>(Managed by GPA)</b>	2044	No
Salford, New Bailey, M3 5JL	HMRC	14,738	25 Years  Start Date 12/03/2021	Yes  12/03/2041	HMRC (89%)		
					Valuation Office Agency (5.13%)	2045	Yes 11/12/2040
					Government Legal Department (3.66%) <b>(Managed by GPA)</b>	2026	No
					Department for Levelling Up, Houses and Communities (5.13%) <b>(Managed by GPA)</b>	2045	Yes 01/04/2027
Stratford, 14 Westfield Avenue, E10 1HZ	HMRC	27,946	25 Years  Start Date 26/02/2021	Yes  25/02/2041	HMRC (100%)		
Liverpool, India Building, L2 ORD	HMRC	26,242	25 Years  Start Date	No	HMRC (100%)		

			31/05/2021				
Birmingham, 3 Arena Central, B1 1HH	HMRC	15,909	25 Years  Start Date 14/05/2021	No	HMRC (71%)		
					Valuation Office Agency (3.42%)	2046	No
					Department for Work and Pensions (25.69%) <b>(Managed by GPA)</b>	2036	No
					Food Standards Agency (0.16%) <b>(Managed by GPA)</b>	2046	No
Nottingham, Unity Square, NG2 1AW	HMRC	25,985	25 Years  Start Date 31/12/2021	No	HMRC (70%)		
					Valuation Office Agency (2.77%)	2046	No
					Legal Aid Agency (3.79%) <b>(Managed by GPA)</b>	2032	Yes 24/04/2027
					Department for Education (4.6%) <b>(Managed by GPA)</b>	2046	Yes 19/03/2028

					Crown Prosecution Service (4.65%) <b>(Managed by GPA)</b>	2031	Yes 18/04/2027
					Driving Standards Agency (6.23%) <b>(Managed by GPA)</b>	2046	Yes 25/09/2027
					Land Registry (8.86%) <b>(Managed by GPA)</b>	2046	Yes 19/03/2028
Glasgow, 1 Atlantic Square, G2 8HS	HMRC	17,680	25 Years	Yes	HMRC (74%)		
					Valuation Office Agency (0.76%)	2046	No
					Health and Safety Executive (1.84%) <b>(Managed by GPA)</b>	2046	Yes 28/02/2042
					Departure for Digital Culture Media and Sport (0.31%) <b>(Managed by GPA)</b>	2046	Yes 2/02/2042
					Cabinet Office (19.81%) <b>(Managed by GPA)</b>	2046	Yes 10/04/2027
					Office of Rail and Road (1%) <b>(Managed by GPA)</b>	2046	Yes 19/11/2028
					ACAS (1.53%)	2046	Yes 28/02/2042
			Start Date 28/02/2022	28/02/2042			

					(Managed by GPA)		
					DVLA (0.2%)	2046	Yes 28/02/2042
					(Managed by GPA)		
					Migration Advisory Committee (0.05%)	2046	Yes 21/05/206
					(Managed by GPA)		

**Government Hubs: Phase 2 data**

Hubs	Head Lease holder	Size of Hub (m2)	Length of head lease from start	Head lease break clause Y/N & date of break clause where applicable	Departments within building and % occupied	Length of sub-let for Department	Break Clause Y/N & Date of Break clause for Department if applicable
Birmingham, 23 Stephenson Street, B2 4BJ	GPA	10,129	15 years	N	ACAS (3.4%)	5 years	N
					Criminal Cases Review Commission (8.6%)	15 years	N
					Crown Commercial Service (1.4%)	5 years	N
					Cabinet Office (2.2%)	5 years	N
					Department for Environment Food and Rural Affairs (2.8%)	14 years	N
					DESNZ & DSIT	15 years	N
					Department for Business and Trade	15 years	N

					(3.3%)		
					Department for Levelling Up, Houses and Communities (9.2%)	5 years	N
					Department of Health and Social Care (6.5%)	13 years	N
					Government Internal Audit (1.1%)	5 years	N
					Government Property Agency (4.3%)	14 years	N
					Health Education England (8.7%)	10 years	N
					Home Office (8.2%)	14 years	N
					Legal Aid Agency (3.9%)	15 years	N
					National Institute for Health Protection (19.1%)	13 years	N
					NHS England (11.5%)	10 years	N
					OFSTED (2.7%)	15 years	N
					Office of Rail and Road (1.2%)	14 years	N
					Pubs Code Adjudicator (0.4%)	14 years	N
					Regulator of Social Housing (1%)	5 years	N
					Small Business Commission (0.4%)	14 years	N
London, Old Admiralty Building, SW1A 2AY	GPA	11,816	N/A	N Freehold property	DCMS (8%)	25 years	Y 01/04/2036
					Department for Business and Trade (92%)	25 years	Y 01/04/2036
London, 10 South Colonnade, E14 5EA	GPA	43,285	22 years and 4 month	N	Department for Business and Trade (0.1%)	11 years	N
					Cabinet Office (5.4%)	12 years	N
					College of Policing Limited (0.5%);	9 years	Y

			s			15/05/2028
				Crown Commercial Services (1.1%)	11 years	Y 05/02/2026
				Department for Health and Social Care (24.5%)	11 years	N
				Financial Reporting Council (0.5%)	5 years	N
				Government Actuaries Department (2.4%)	9 years	N
				Health & Safety Executive (HSE)	11 years	N
				Horse Race Betting Levy Board	10 years	N
				Housing Ombudsman (0.4%)	3 years	N
				Independent Office for Police Conduct (3%)	14 years	N
				Low Carbon Contracts Company Ltd (1.7%)	9 years	N
				Ministry of Justice (10.8%)	11 years	N
				NEST (6.9%)	14 years	N
				NHS Property Services Limited (5.6%)	11 years	Y 01/04/2027
				NHS Resolution (3.8%)	11 years	N
				Sport England (2.4%)	10 years	Y 29/08/2027
				OFGEM (7.9%)	14 years	N
				Sports Ground Safety Authority (0.1%)	11 years	N
				Salix Finance	3 years	N

					Security Industry Authority (2.6%)	14 years	N
					The Pensions Ombudsman (1.2%)	14 years	N
					UK Sport (2.4%)	10 years	Y 29/08/2027
					UK Health Security Agency (10.6%)	9 years	Y 30/05/2032
					Valuation Office Agency (4.7%)	11 years	N
Wolverhampton, i9 Interchange, Railway Street, WV1 1LG	GPA	1,633	10 Years	25/10/26	Department for Levelling Up, Houses and Communities (100%)	10 years	Y 25/10/2026
Darlington, Feethams House (interim facility), DL1 5AD	GPA	6,069	5 Years	N	Department for Business and Trade (50%)	5 years	Y 05/06/2027
					Department for Energy Security and Net Zero/ Department for Science Innovation and Technology (2%)	5 years	Y 06/06/2024
					Department for Digital, Culture, Media & Sport (DCMS) (2%)	5 years	Y 05/06/2027
					Department for Levelling Up, Houses and Communities (1%)	5 years	Y 06/06/2024
					HM Treasury (38%)	5 years	Y 06/12/2023
					Office for National Statistics (9%)	5 years	Y 05/01/2024



Peterborough, Fletton Quays, PE2 8ST	GPA	16,236	25 Years	Y 14/03/2042	Department For Education (1%)	19 years	Y 14/03/2028
					Department for Environment Food and Rural Affairs (41%)	24 years	Y 15/10/2041
					Home Office (58%)	24 years	Y 15/03/2041
Stoke-on-Trent 2 Smithfield, ST1 4EU	GPA	7,432	5 Years	Y 31/10/2024	Home Office (100%)	5 years	Y 01/11/2024
London, 3-8 Whitehall	GPA	8,768	27 Years	Y 24/12/2021	Department for Energy Security and Net Zero (100%)	N	
London, 55 Whitehall, SW1	GPA	1,710	99 Years	N Freehold Property	N		