

CAPITA SYMONDS

the **property** priority

reducing the nation's deficit through the efficient use of property

Our integrated real estate expertise covers the full property life cycle and can deliver real change.

Opportunity identification



- estates mapping to assess co-location efficiencies
- identification of oversized / inefficient properties and portfolios
- evaluation of property services supply chain costs
- event driven opportunistic action

Advisory and feasibility



- stakeholder engagement and management
- service delivery process re-engineering
- occupational and operational strategy development
- costing and valuing change

Acquisition



- transaction management and execution
- valuation of target assets and sites
- developer and landlord negotiations

Design and development



- workspace planning
- 'New Ways of Working' development and implementation
- new build / refurbishment project design and management

Property and asset management



- building audit and compliance
- property and facilities service delivery
- lease re-gears, renewals and breaks
- maximising investment values

Disposal

- assessing and securing alternative use values and consents
- sales process management and execution
- sales value and gain share maximisation

Capita Symonds is the UK's leading delivery partner for real estate and infrastructure solutions. We are a major division of Capita.

We offer a portfolio of services unmatched by our peers – fusing property and strategic real estate expertise with cutting edge design, management, planning, engineering and business skills.

We achieve so much more when we work together and we believe that collaboration across the public, private and voluntary sectors will be key to meeting the massive challenges faced by public sector property over the next five years.

Our unparalleled expertise in property and estates rationalisation, coupled with the experience, motivation and insight inherent in the public sector, offers exciting opportunities for collaboration that can deliver transformation and lasting value to the public sector estate.

the **property** priority

"Departments will be asked to examine their assets and consider how they can be managed more effectively, and whether they need to be held at all"

Rt Hon George Osborne MP, 08 June 2010

£370bn

estimated value of the public sector estate, costing...

£25bn

per annum to run*



Using the central government estate more intensively could reduce its office accommodation needs by **30%** saving **£1bn a year**

Furthermore, slimming down the remainder of the estate by **20%** over the next ten years would cut running costs by between **£2-4bn** a year*

Efficient estate rationalisation will mean moving to more efficient workspace in modern, sustainable property in combination with business co-location and transformation. Through better asset and property management alone the 14.5 sqm per desk that central government occupies could be reduced to 10.5 sqm – saving £1bn a year – not to mention subsequent billions of capital proceeds which could be realised through asset disposals.

However, achieving these savings will require transformational change of an unprecedented scale, focussed on people and behaviour, rather than simply desk utilisation studies and furniture solutions. It will also require partners to the public sector in this initiative to understand the service delivery equation, and be prepared to take on significant commercial risk positions to enable effective property value to be created and delivered.



Mark Norris
Executive Director Real Estate
M: 07711 732696
E: mark.norris@capita.co.uk



Christian Rogers
Director, Public Sector
M: 07801 047958
E: christian.rogers@capita.co.uk



Neil McLocklin
Director, Business Transformation
M: 07715 475135
E: neil.mclocklin@capita.co.uk

www.capitasymonds.co.uk



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