

Management Board

The Parliamentary Estates Strategy – Progress Update

Note by the Parliamentary Director of Estates

BACKGROUND

1. The Estates Strategy is being developed as workstream 01/08 set at a high level to shape development of the Parliamentary Estate covering a 10 year period and subject to review and revision at 3 to 5 year intervals.

PROGRESS

2. An early draft of the Estates Strategy was submitted to the 15th May 2009 PEB for consideration and comment. This paper follows on from that meeting where the PEB requested a list of the strategy options to be explored by the Strategy.
3. A briefing document was submitted to the 12th June 2009 PEB to provide strategic context to the Parliamentary Estates Directorate Annual Requirement submission for 2010/11.
4. A proposed timeline for the development and review of the final Estates Strategy is set out in the attached Appendix 1. In addition a workshop for the PEB is being proposed for the summer period to expose different considerations and align output expectations.

AIM & PURPOSE

5. The aim of the Estates Strategy is to identify how the Corporate plans of the House of Lords and the House of Commons, in respect of the parliamentary estate, can best be supported.
6. The overarching purpose of the Estates Strategy is to maintain a Parliamentary Estate of appropriate size, quality and functionality able to support the requirements of the Parliamentary process.
7. The Estates Strategy recognises managing the Parliamentary Estate's public realm, the access and egress and security needs together with the conservation needs for the historic parts of the estate and those of a UNESCO World Heritage site.
8. The Estates Strategy assumes there is no prospect of Parliament being permanently relocated, however it does recognise that there are opportunities for increasing the size of the estate locally.

9. The Estates Strategy will establish guidance for the long term maintenance and be the catalyst for shaping the 25 years Estates Work Programme (Workstream 3/08).

KEY CONSIDERATIONS

10. The following key considerations will need resolution:

- 10.1. In the absence of other mitigations (e.g. changed working practices, headcount reduction, reduced standards, etc.) the estate will need to expand to accommodate anticipated increases in the numbers of people and to permit space standards to be met.
- 10.2. Property ownership and management; move toward a wholly owned estate to meet long term demands, disposing leased properties where possible. Also move toward more flexible, reconfigurable space with associated services. Allow space contingency in the event of localised failure critical building services or other cause. Furthermore consolidate HoC people within the northern estate, releasing where possible, southern estate buildings for HoL expansion
- 10.3. Related public realm considerations such as presentation of, and access to, and around the estate need to be reviewed and addressed including also specific initiatives and influences from Westminster City Council, the General London Assembly and security advisors.
- 10.4. The Palace is a Unesco World Heritage site and we are expanding visitor numbers through this and other estate buildings through outreach programmes. Holistic consideration needs to be given to the number of visitors, quality of the visitor experience and consequent need for and extent of facilities.
- 10.5. For all buildings on the Parliamentary Estate there is a need to align with other government estate practices and use a quadrennial condition survey and conservation survey where appropriate. Using a cycle of delivery this will enable review and refreshing of the maintenance needs
- 10.6. The current Estates programme is a continuation of the outstanding maintenance works transferred to Parliament under the Parliamentary Corporate Bodies Act in 1992. The more tractable elements of this programme have been undertaken, the residual projects being progressively less easy to deliver without disruption. For the Palace, in combination, delivery of the M&E programme, the AFD/VAS Programme, the Cast Iron Roofs programme, the Conservation works programme and other projects that are likely to cause substantial disruption and/or be un-deliverable in their present form.
- 10.7. For all buildings on the Parliamentary Estate there is a need also to deliver the maintenance works arising from the Asset Liability and Condition Survey amongst others.
- 10.8. In order to enable modernisation, maintenance and conservation of the estate efficiently, the estate should have permanent decant-space, readily reconfigurable, within 8 minutes of the chambers and ideally within the security perimeter.

OUTLINE OPTIONS FOR APPRAISAL

11. It is anticipated that the Estates Strategy will need to examine and elaborate on the following alternative options, considering the VFM criteria of cost, quality and programme, together with risk and benefits.

12. Options will include:

Do Nothing:

12.1. From an estates perspective adding no new capacity, using other mechanisms (e.g. changed working practices, headcount reduction, reduced standards, etc.) to permanently reduce space demand from 2008/09 numbers.

Acquisition;

12.2. **Estate Contiguous:** Following acquisition of 53 Parliament Street, acquisition and fit out of 54 Parliament Street and Richmond House. Will consider the use of this space to allow consolidation, and impact of on-going maintenance regime.

12.3. **Estate Non-contiguous:** As 12.2 above, considering the opportunity provided by the Queen Elizabeth II conference centre or other properties not adjacent to the existing estate.

Construction;

12.4. **Contiguous:** consideration of building capacity within the present security perimeter.

Combinations

12.5. **Contiguous construction and acquisition:** As 12.4 above with acquisition of 54 Parliament Street and Richmond House.

12.6. **Combination option - acquisition:** including managing demand, acquiring for M&E decant and retaining for expansion & works.

12.7. **Combination option – construct and acquire:** including managing demand, constructing for M&E, acquiring for expansion, retaining for works & contingency.

12 June 2009

APPENDIX 1**PROPOSED TIMELINE**

13. Anticipated Workstream milestones are as follows:

- 13.1. Early draft of Estates Strategy scope and content – PEB May – Complete
- 13.2. Outline of strategy options available in draft form – PEB review June
- 13.3. Outline timelines for options, approximate costs, options appraisal – PEB review August
- 13.4. If required by the PEB: External validation of the costs & timescales for lead options
 - 13.4.1. Consulting Terms of Reference agreed – end-July
 - 13.4.2. Consultant appointed and commenced – end-August
 - 13.4.3. Consultant to report not later than – end October
 - 13.4.4. PEB Review of report – November 2009
- 13.5. Draft Strategy Document – September 2009
- 13.6. Review / refine report & agree actions/ funding – PEB review October 2009
- 13.7. Final report, budgets and related Estates Programme implications – PEB review November 2009
- 13.8. Management Boards consideration of Estates Strategy – Dec to Feb 2010
- 13.9. Estates Strategy & Funding confirmed – March 2010