

Repurposing existing buildings to meet local service needs

Public Sector Estates – 28 April 2022

Alexi Marmot, Professor Emerita

Founding Director, Global Centre for Learning Environments

For educational purposes only.
Images may be subject to
copyright. Do not reproduce

Public sector estate - vast & varied

136,844

Built assets



156.8m m²

Floor area (GIA)



£21.7bn

Annual running cost



£157.6bn

Estimated value



£473.5m

Disposals



452,830

Full time equivalent employees



Public sector estate - vast & varied



Creative use of redundant estates





Left: Tate Liverpool in former Albert Docks; Right: Tate Modern in former power station, Southwark, London

Source: <https://www.tate.org.uk/visit/tate-liverpool> and <https://www.britannica.com/topic/Tate-galleries> [accessed 13.05.2021]



Source: <https://www.kingscross.co.uk/the-story-so-far> [accessed 13.05.2021].



Gasolders converted into flats, Architect: Wilkinson Eyre

Source: <https://www.dezeen.com/2018/02/22/wilkinson-eyre-and-jonathan-tuckey-convert-kings-cross-gasholders-into-luxury-flats/> [accessed 13.05.2021]



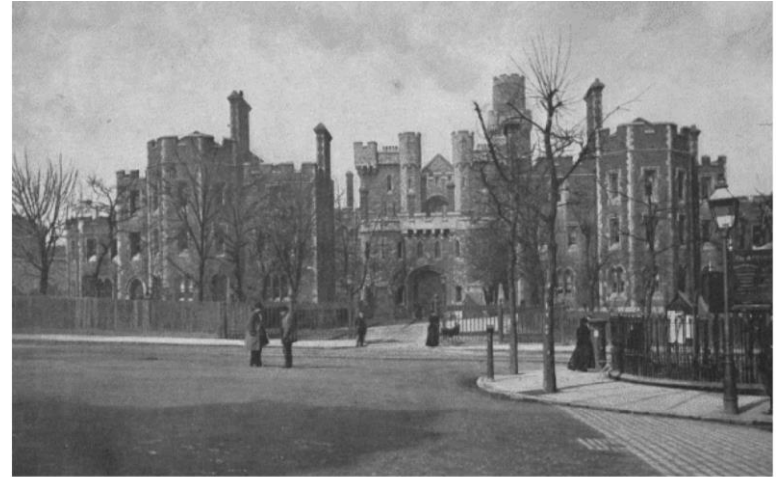
Coal Drops Yard Kings Cross. Arch: Heatherwick Studios

Source: <https://www.bam.co.uk/how-we-do-it/case-study/coal-drops-yard-kings-cross> [accessed 13.05.2021]

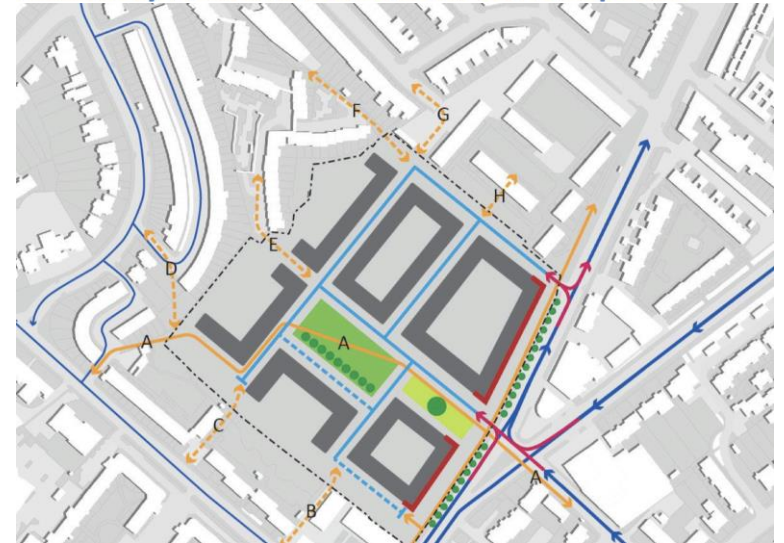
Change of use:

eg Holloway Prison for 500 females,
to housing for 600+ families,

L.B. Islington



Holloway Prison in 1896. Source: Wikipedia

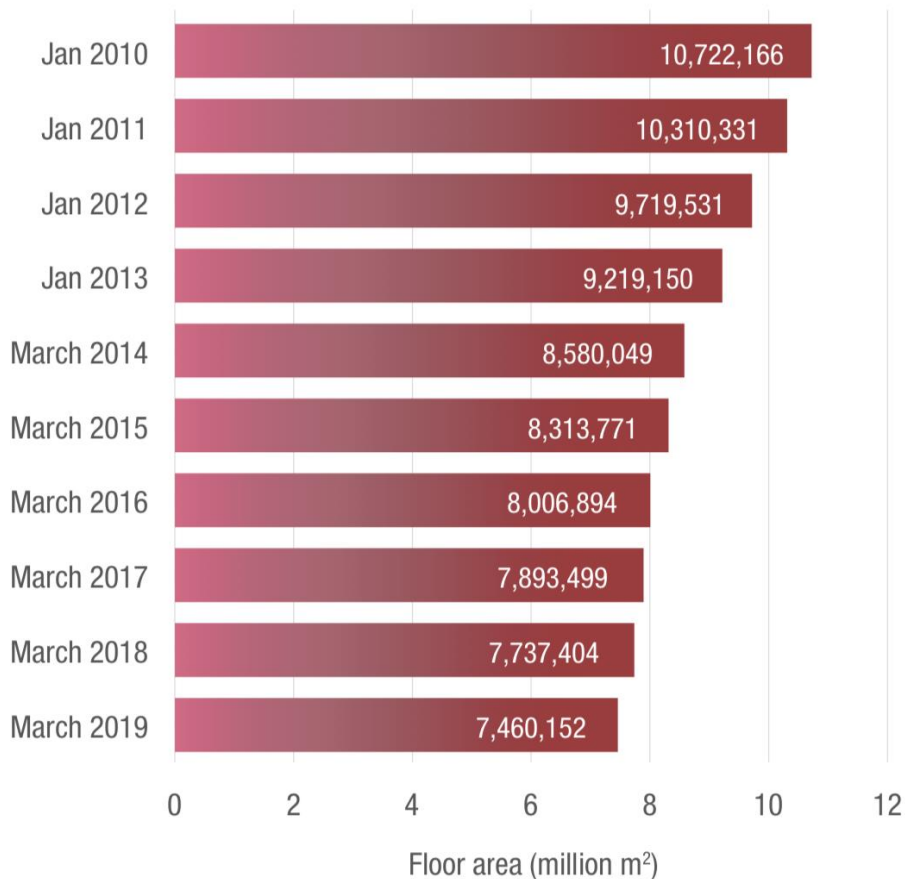


Efficient and effective estates






Central estate
30% reduction
2010 - 2019

Figure 4 Total size of the central estate (m²) 2010-2019



Source: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/863283/State-of-the-Estate-in-2018-19.pdf. [accessed 28.04.2022].

Office estate: Gov't vs private sector

	 m ² /FTE	 Cost/FTE	 Cost/m ²
Government:	9.2	£4,911	£532
Private sector: ⁸	10.7	£6,642	£622
Government is better by:	14%	26%	14%



- more online work, education, healthcare
- reduction in future space quantum
- associated transport change
- climate change impact: on buildings & transportation

Pandemic
revealed
potential for:

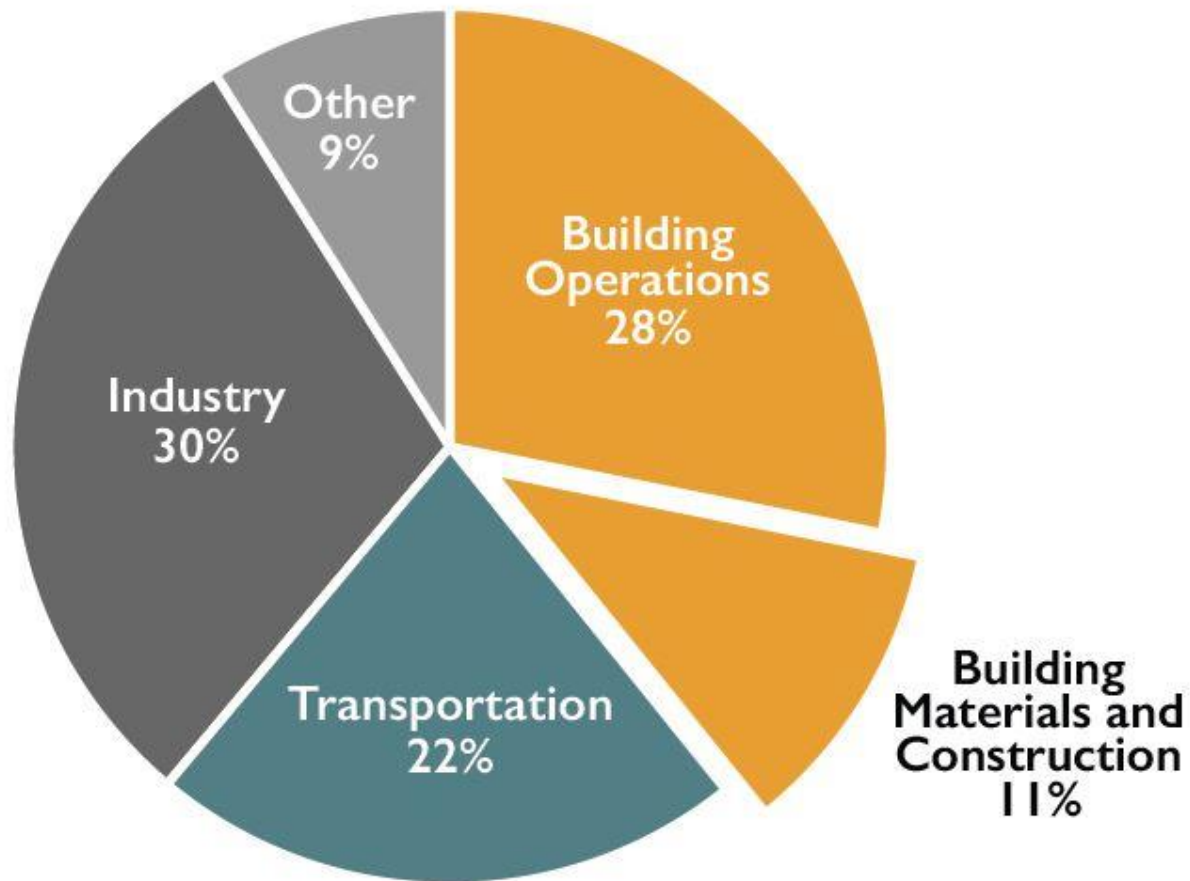
Cost reduction and efficiency vs effectiveness?



"parts of the public sector seems to act as if it is still in lockdown" which is a "bad deal for taxpayers".

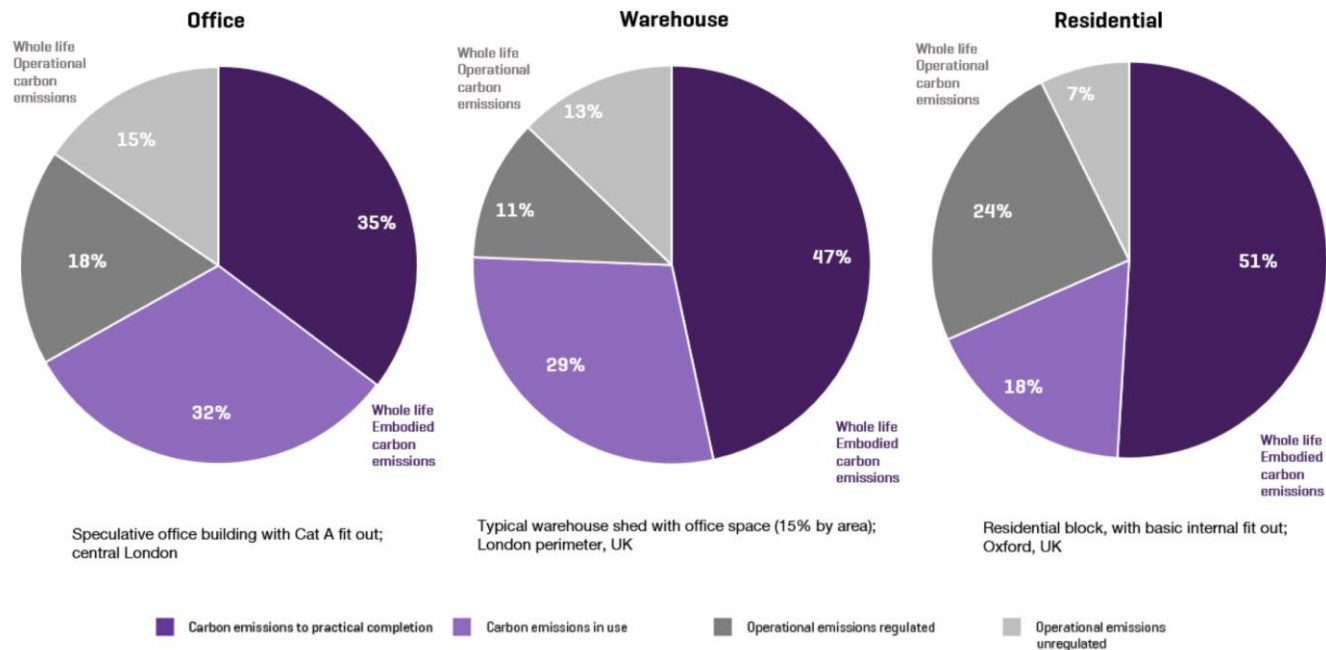
Source: <https://news.sky.com/story/jacob-rees-mogg-reiterates-call-for-civil-servants-to-return-to-offices-and-tory-chairman-oliver-dowden-backs-crackdown-on-working-from-home-12597726>
[accessed 28.04.2022].

CO₂ emissions by sector



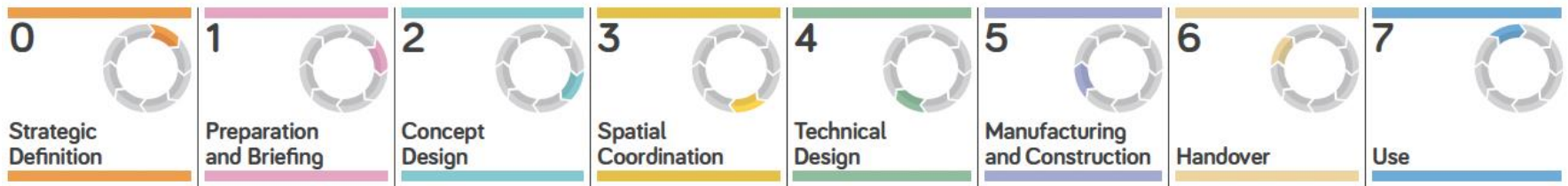
Source: © 2018 2030, Inc. / Architecture 2030. All Rights Reserved. Data Sources: UN Environment Global Status Report 2017; EIA International Energy Outlook 2017

Whole life CO₂ emissions by building type



Source: <https://www.rics.org/globalassets/rics-website/media/news/whole-life-carbon-assessment-for-the-built-environment-november-2017.pdf>. [accessed 28.04.2022]

Key process stages



Key process stages

- Understand local needs
- Analyse options
- Win support
- Share information on decisions, progress
- Review achievements, impacts

Implications of
future growth of
metaverse?



www.shutterstock.com · 2069129735

<https://www.shutterstock.com/image-photo/big-data-connection-technology-cityscape-telecommunication-2069129735>