



## Corporate Asset Sub (Finance) Committee

**Date:** WEDNESDAY, 2 OCTOBER 2013  
**Time:** 10.30 am  
**Venue:** COMMITTEE ROOMS, 2ND FLOOR, WEST WING, GUILDHALL

**Members:** Roger Chadwick (Chairman)  
Ray Catt (Deputy Chairman)  
Deputy Douglas Barrow  
Randall Anderson  
Mark Boleat  
Deputy Michael Cassidy  
Brian Harris  
Deputy Dr Giles Shilson

**Enquiries:** Katie Odling  
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Lunch will be served for Members in the Guildhall Club at 1pm

**John Barradell**  
Town Clerk and Chief Executive

# AGENDA

## Part 1 - Public Agenda

1. **APOLOGIES**

2. **DECLARATIONS BY MEMBERS OF PERSONAL OR PREJUDICIAL INTERESTS IN RESPECT OF ITEMS TO BE CONSIDERED AT THIS MEETING**

3. **MINUTES**

To agree the public minutes and summary of the meeting held on 17 July 2013.

**For Decision**  
(Pages 1 - 4)

4. **OPERATIONAL PROPERTY PORTFOLIO REPORT 2013**

Report of the City Surveyor.

**For Information**  
(Pages 5 - 18)

5. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

6. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

7. **EXCLUSION OF THE PUBLIC**

MOTION - That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part I of the Schedule 12A of the Local Government Act.

## Part 2 - Non-Public Agenda

8. **NON-PUBLIC MINUTES**

To agree the non-public minutes of the meeting held on 17 July 2013.

**For Decision**  
(Pages 19 - 24)

9. **REPORTS OF THE CITY SURVEYOR**

a) City Surveyor's Business Plan 2013-16 - Quarter 1 2013-16 Progress Report

**For Information**  
(Pages 25 - 44)

- b) Additional Repairs and maintenance programme 2010-2011 - Progress Report  
**For Information**  
(Pages 45 - 48)
- c) Additional Repairs and maintenance programme 2011-2012 - Progress Report  
**For Information**  
(Pages 49 - 54)
- d) Additional Repairs and maintenance programme 2012-2013 - Progress Report  
**For Information**  
(Pages 55 - 60)
- e) Additional Repairs and maintenance programme 2013-2014 - Progress Report  
**For Information**  
(Pages 61 - 64)

10. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

11. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

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## CORPORATE ASSET SUB (FINANCE) COMMITTEE

Wednesday, 17 July 2013

**Minutes of the meeting of the Corporate Asset Sub (Finance) Committee held at Committee Rooms, 2nd Floor, West Wing, Guildhall on Wednesday, 17 July 2013 at 3.30pm**

### **Present**

#### **Members:**

Roger Chadwick (Chairman)  
Ray Catt (Deputy Chairman)  
Brian Harris

### **In Attendance**

#### **Officers:**

Peter Bennett	- City Surveyor
Rob Meldrum	- City Surveyor's Department
Dianne Merrifield	- Chamberlain's Departemnt
Victor Callister	- Department of the Built Environment
Julie Mayer	- Town Clerk

### **1. APOLOGIES**

Apologies were received from Deputy Doug Barrow, Mark Boleat and Deputy Michael Cassidy.

### **2. MEMBERS DECLARATIONS UNDER THE CODE OF CONDUCT IN RESPECT OF ITEMS TO BE CONSIDERED AT THIS MEETING**

Roger Chadwick declared an interest in respect of Agenda Item 11, by virtue of his Membership of the Guild Church of St Lawrence Jewry.

### **3. MINUTES**

1. The public minutes and summary of the meeting held on 4 December 2012 were approved.
2. The public minutes and summary of the inquorate meeting held on 22 May 2013 were approved.

### **4. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**

There were no questions

### **5. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no items of urgent business

6. **EXCLUSION OF THE PUBLIC**

**RESOLVED** – That under Section 100(A) of the Local Government Act 1972, the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information as defined in Part 1 of Schedule 12 A of the Local Government Act.

<b>Item No (s)</b>	<b>Paragraph No (s)</b>
7-18	3
18-21	-

7. **MINUTES**

a) The non-public minutes of the meeting held on 4 December 2012 were approved.

b) The non-public minutes of the inquorate meeting held on 22 May 2013 were approved.

8. **CITY SURVEYOR'S DEPARTMENT - REORGANISATION CHANGE MANAGEMENT PROJECT**

The Sub Committee received a report of the City Surveyor.

9. **FIRST REGISTRATION OF THE CITY'S FREEHOLD TITLES - PROGRESS SINCE FEBRUARY 2012**

The Sub Committee received a report of the City Surveyor .

10. **CITIGEN - UPDATE**

The Sub Committee received a report of the City Surveyor.

11. **ST LAWRENCE JEWRY**

The City Surveyor was heard.

12. **ADDITIONAL REPAIRS AND MAINTENANCE PROGRAMME - 2010/11 PROGRESS REPORT**

The Chairman agreed to accept item numbers 12 – 17 collectively; item 12 having been deferred from the inquorate meeting on 22 May 2013. The Sub Committee received the first report of the City Surveyor.

13. **ADDITIONAL REPAIRS AND MAINTENANCE PROGRAMME - 2008/09 AND 2009/10 LATEST PROGRESS REPORT**

The Sub Committee received a report of the City Surveyor

14. **ADDITIONAL REPAIRS AND MAINTENANCE PROGRAMME - 2010/11 - PROGRESS REPORT**

The Sub Committee received a report of the City Surveyor.

15. **ADDITIONAL REPAIRS AND MAINTENANCE PROGRAMME - 2011/12 - PROGRESS REPORT**  
The Sub Committee received a report of the City Surveyor.
16. **ADDITIONAL REPAIRS AND MAINTENANCE PROGRAMME - 2012/13 PROGRESS REPORT**  
The Sub Committee received the final report in the series.
17. **ADDITIONAL REPAIRS AND MAINTENANCE PROGRAMME 2014-15 - PROGRESS REPORT**  
The Sub Committee received a report of the City Surveyor.
18. **GUILDHALL AREA STRATEGY**  
The Sub Committee received a report of the Director of the Built Environment.
19. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE SUB-COMMITTEE**  
There were no questions.
20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**  
There was one urgent item of business.

The Town Clerk advised that the Grand Committee on 23 July would receive a report seeking to extend the Membership of CASC, in order to mitigate the risk of future inquorate meetings.

**The meeting ended at 4.30pm**

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Chairman

**Contact Officer: Julie Mayer**  
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**julie.mayer@cityoflondon.gov.uk**

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# Agenda Item 4

<b>Committee(s):</b>	<b>Date(s):</b>
Corporate Asset Sub Committee	2 Oct 2013
<b>Subject:</b> Operational Property Portfolio Report 2013	<b>Public</b>
<b>Report of:</b> City Surveyor (CS.327/13)	<b>For Information</b>

## Summary

This report advises of the changes that have taken place across the City's operational property portfolio within the last 12 months.

The operational portfolio building stock comprises of buildings totalling 579,278 m<sup>2</sup> gross internal area. Land holdings are excluded. The portfolio is made up of three funds;

City Fund	326,239 m <sup>2</sup>	56.3%
City's Cash	251,163 m <sup>2</sup>	43.4%
Bridge House Estate	1,876 m <sup>2</sup>	0.3%
	<b>579,278 m<sup>2</sup></b>	<b>100.0%</b>

This is a reduction of 7,322 m<sup>2</sup> compared to the 2012 total of 586,600m<sup>2</sup> due to asset disposal and reclassification of space.

The three largest occupiers of the operational property occupiers between them occupy almost half of the portfolio;

Wholesale Markets	18.6%
Department of the Built Environment	16.4%
Barbican Centre	14.4%
	<b>49.4%</b>

Just under 1/3rd of the operational assets are situated outside the City's administrative boundary, with properties as far afield as Essex, Kent, Surrey and Buckinghamshire.

The main changes within the last 12 months;

- Five group assets were disposed of via the Corporate Property Asset Realisation programme.
- Transfer of responsibility for the City Marketing Suite and Walbrook Wharf Offices to the City Surveyor's Department.
- Guildhall Accommodation Review is in its 2nd year and nearing completion, has condensed departmental occupancy and increased staff density in Guildhall North wing. This has resulted in Guildhall Yard East being vacated by early November 2013, ready for occupation by the City Police.
- Guildhall Accommodation Review the main changes to note;
- Increasing occupier density in the Guildhall North Block to achieve greater staff numbers within any given area.

- Rationalising meeting rooms and conversion of some into training facilities.

## Recommendations

Members are asked to note the contents of the report.

## Main Report

1. The City's operational portfolio building stock comprises of buildings totalling 579,278 m<sup>2</sup> gross internal area, excluding land holdings, and is held in three funds;

City Fund	326,239 m <sup>2</sup>	56.3%
City's Cash	251,163 m <sup>2</sup>	43.4%
Bridge House Estate	1,876 m <sup>2</sup>	0.3%
	<b>579,278 m<sup>2</sup></b>	<b>100.0%</b>

2. A detailed analysis of the operational portfolio is attached at Appendix 1, which has been extracted from data held on the ARCHIBUS Workspace Management System, showing use of the properties in terms of the service departments, accommodation and nature of use.
3. Approximately 30% of the operational assets are situated outside of the City's administrative boundary, with properties as far afield as Essex, Kent, Surrey and Buckinghamshire.
4. The changes of occupation that have taken place across the portfolio in the last 12 months are a result of various initiatives;
  - 4.1. Guildhall Accommodation Review.
  - 4.2. Corporate Property Asset Realisation Programme.
  - 4.3. Transfer of Asset Responsibility.
  - 4.4. Third Party occupation.
5. **Guildhall Accommodation Review** – Upon completion of the Guildhall Yard East moves in November the review will have released 2,397 m<sup>2</sup> during 2013. This means that in total 2,790 m<sup>2</sup> of first to fourth floor offices in Guildhall Yard East will become vacant and it is intended that the City Police will take possession in 2014.
6. The majority of changes of service department occupancy within the Guildhall are as follows;

Occupant	incr / dcr	Change 2012 to 2013 m <sup>2</sup> (nia)	change
Chamberlain's Department (Inc. Accenture & Agilisys)	dcr	735	-20%
Town Clerk's Department	dcr	732	-19%
Comptrollers & City Solicitor's Department	dcr	205	-24%

Department of Built Environment.	dcr	256	-12%
City Surveyor's Department (incl.Mitie)	dcr	166	-9%
Community & Children's Services	dcr	44	-7%
Markets and Consumer Protection	dcr	32	-30%
Function space (Guildhall, Crypts etc)	incr	474	+7%

7. The table above shows the difference in m<sup>2</sup> (nia) on departmental occupancy since 2012. This represents condensed departmental occupancy and increased staff density in Guildhall North wing.

Guildhall Yard East - vacant	incr	2,397	N/A
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8. The Guildhall Yard East vacant area above does not include the Contact Centre and support space still being utilised, and represents the difference in vacant space reported in 2012.
9. As the City of London continues to review the services it provides in house and those it provides via third party service contractors including Mitie, Agilisys and Accenture, there will be a continued need to review use and utilisation of Corporate Property assets by contracted services and staff.
10. The Guildhall complex provides 55,036.30 m<sup>2</sup> of accommodation, circa 9% of the entire portfolio.
11. The notable changes to the Guildhall Complex relate to the moves and churn associated to the Guildhall Accommodation Review.
- 11.1. Within Guildhall North Wing the average space per person has decreased from average 12.9 m<sup>2</sup> per person (nia) to average 9.2 m<sup>2</sup> per person (nia),
- 11.2. Changes to Chamberlain's accommodation, vacating Guildhall Yard East and relocating to Guildhall North Wing, including relocation to Guildhall North Wing, IS Divisions move to Guildhall Justice Rooms, smaller occupied area in the Guildhall West Wing and the move of the Revenue Team to Walbrook Wharf Offices. This has resulted in a decrease in occupied space of 735 m<sup>2</sup> (-20%).
- 11.3. City Surveyor's occupied space has reduced in Guildhall North Wing by 166 m<sup>2</sup> (-9%). In addition, asset responsibility for Walbrook Wharf Offices has transferred from Department of Built Environment to City Surveyor's & the City Marketing Suite has transferred from Town Clerk's to City Surveyor's Department.
- 11.4. Town Clerk's Department occupied space down by 732 m<sup>2</sup> (-19%). This reflects the move of Learning and Development to the ground floor of Guildhall North Wing and the transfer of the City Marketing Suite to City Surveyor's Department. The Occupational Health Unit has

moved to Walbrook Wharf where it has combined with the CoL Police facility to provide a joint service, under Town Clerk's management.

- 11.5. Community and Children's Services occupied space is down by 44 m<sup>2</sup> (-7%) condensed.
  - 11.6. Department of Built Environment down by 256 m<sup>2</sup> (-12%) with occupied space on Guildhall North Wing vacated and space on First floor North Wing condensed and responsibility for Walbrook Wharf Offices transferred to The City Surveyor's Department.
  - 11.7. Markets & Consumer Protection overall space down by 32 m<sup>2</sup> (-30%) on Guildhall North Wing 4<sup>th</sup> floor, condensed to accommodate part of Chamberlain's Finance unit 5 and the Meat inspectors office declared surplus.
  - 11.8. Comptroller and City Solicitor's Department has condensed space on 5<sup>th</sup> floor of North Wing by 205 m<sup>2</sup> (-24%).
  - 11.9. Guildhall Facilities Management has reduced its core areas by 1,091 m<sup>2</sup> (-6%).
  - 11.10. Function Space has increased by 474 m<sup>2</sup> (7%) due to reclassification of space.
  - 11.11. Shared Office Space between Learning & Development and IS Desktop Training on 2<sup>nd</sup> floor Guildhall North Wing has been removed 81 m<sup>2</sup> (-100%) Learning & Development services are now provided from former meeting rooms 3, 4 & 6 on ground floor Guildhall North Wing. IS Training is now provided in Guildhall Justice Rooms.
12. **Corporate Asset Realisation Programme** - The ongoing Asset Realisation programme highlighted a further 7,171.68 m<sup>2</sup> of Corporate Property assets that were either surplus or underutilised.
  13. These assets included the disposal of four flats at Spitalfields Market realising a net capital receipt of £2.7m and three flats at Frobisher Crescent realising a net capital receipt of £4.9m. The disposal of 2 Fann Street of 6,361.40 m<sup>2</sup> is under offer and progressing.

## Conclusion

14. This report highlights the scale and diversity of an operational portfolio that offers flexibility in meeting service needs. We continuing to develop and enhance our property asset data, refining benchmarking and reporting to monitor the evolution of this portfolio.
15. Highlights the improved densities of occupation and better utilisation of the core corporate space and the continued move to reduce leased accommodation.

## Appendices

- Appendix 1 - Operational Property Portfolio Report

## Background Papers

- none

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## Appendix 1

### Operational Property Portfolio Report



### ARCHIBUS Report – Produced September 2013



This report seeks to define the general extent of the City of London Corporation operational property portfolio and provide some comparisons on its use and occupation.

Operational property is defined as the properties, buildings or structures occupied by the City of London Corporation or by appointed third parties for the purpose of operational service provision.

Information has been compiled from the Guildhall Accommodation Review process and other accommodation review exercises, and is held within the corporate computer aided Workspace Management system ARCHIBUS. The ARCHIBUS database is constantly updated.

Based upon data gathered to date the City's operational portfolio is comprised of 623 property assets.

(This figure includes 21 main property blocks plus residential car parks on the Barbican Residential Estate and 62 main property blocks that make up the Housing Revenue Account Residential Estates, DCCS residential units at Spitalfields and CoL Almshouses at Ferndale Road).

For the purposes of this report the Barbican Estate (with the exception of the Barbican Estate Office at 3 Lauderdale Place), the City of London Housing Revenue Account Estates (with the exception of the Golden Lane Leisure Complex & Community Education Centre), DCCS remaining residential units at Spitalfields and CoL Almshouses at Ferndale Road have been excluded as this report primarily deals with operational assets and those service occupancy properties associated with operational service provision.

Taking these exclusions into consideration, the total gross internal area occupied by the City's operational portfolio measures 579,278 m<sup>2</sup>

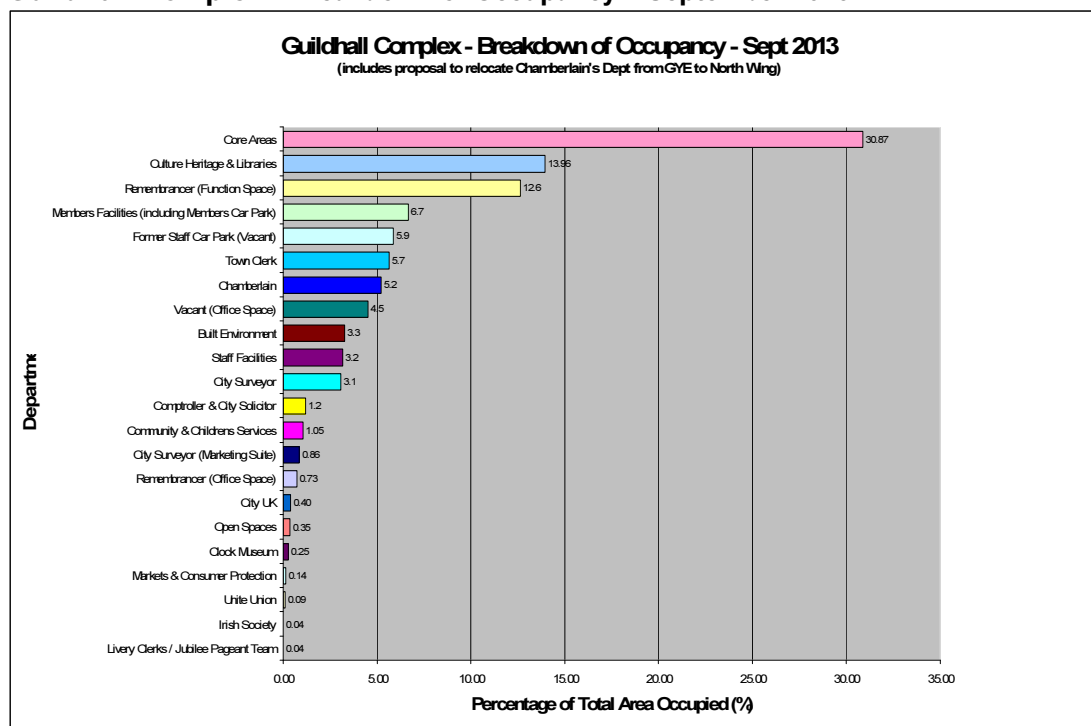
Currently the ARCHIBUS system holds information regarding the buildings and structures only. All area figures included in this report refer to internal floor areas of buildings and structures. Land ownership information is not included in this report.

Where possible, floor areas are calculated from accurate scaled drawings in accordance with the guidelines laid down in the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Where drawings are not available internal floor areas have been estimated based upon a variety of sources including; Ordnance Survey mapping and legal and other associated documentation.

Area figures have not been calculated for a number of smaller structures, typically located on the open spaces, due to the nature of their construction or insignificant size.

Diane Marcou  
Corporate Plans & Research Officer  
September 2013

## Guildhall Complex - Breakdown of Occupancy – September 2013



Graph shows the percentage occupied by individual departments / functions of the total Gross Internal Area of the Guildhall Complex.

### NOTE:

For the purposes of this exercise the **Guildhall Complex** comprises Guildhall North Wing & West Wing, Guildhall Yard East, 65 & 65a Basinghall Street, Irish Chambers, The Great Hall & Crypts, Dance Porch, City Marketing Suite, Old Library & Livery Hall and the vacant underground former Staff Car Park.

Departmental occupied areas quoted are Net Internal Areas and include primary circulation routes through individual departmental space.

'**Core Areas**' category includes common circulation space, stairs, lifts, toilets and space occupied by plant & services and the like.

'**Libraries, Archives & Guildhall Art Gallery**' category includes all Library, Art Gallery, Amphitheatre & associated storage space.

'**Function Space**' category includes the Great Hall & Crypts, Old Library, Print Room & Livery Hall, Functions Kitchens, Basinghall Suite & Art Gallery Cloakrooms.

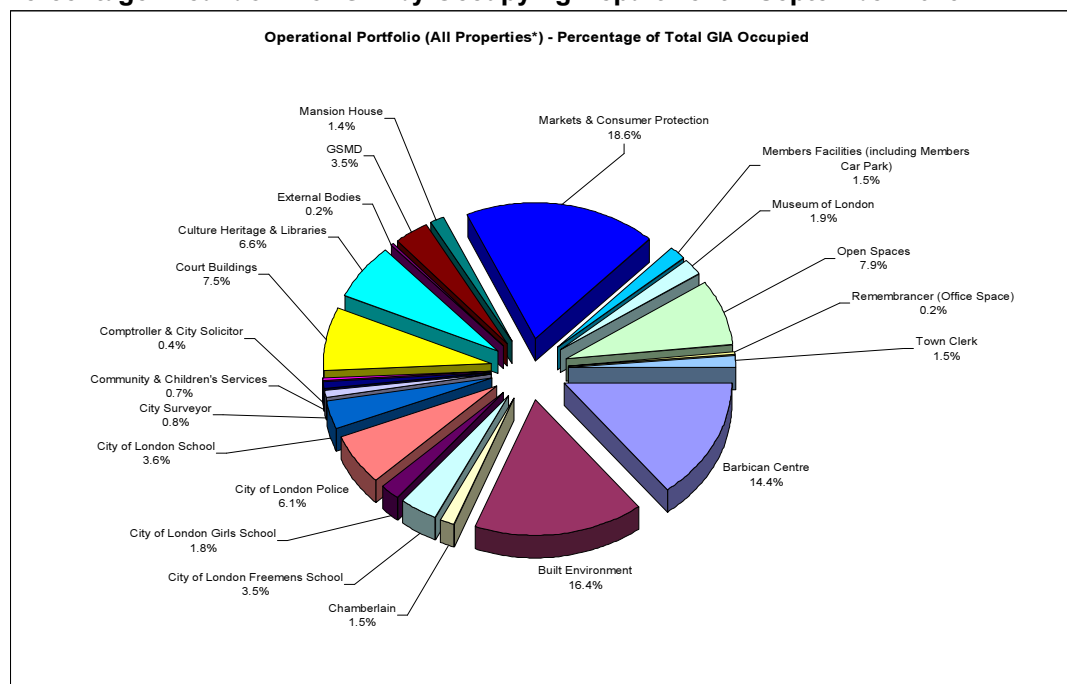
'**Members Facilities**' category includes members dining, refreshment areas, overnight accommodation and car parking space in Guildhall West Wing.

'**Staff Facilities**' category includes, the staff restaurant, fitness suite and changing facilities, dedicated on floor tea points and refreshment areas, breakout spaces & copier / printing facilities and Meeting Space.

## Guildhall Complex - Schedule of Areas – September 2013

Guildhall Complex Occupancy - Sept 2013	Area - (sqm)
Core Areas	16,991.65
Culture Heritage & Libraries	7,682.84
Remembrancer (Function Space)	6,958.64
Members Facilities (including Members Car Park)	3,673.68
Former Staff Car Park (Vacant)	3,223.27
Town Clerk	3,110.90
Chamberlain	2,869.11
Vacant (Office Space)	2,483.71
Built Environment	1,793.49
Staff Facilities	1,738.16
City Surveyor	1,680.06
Comptroller & City Solicitor	659.70
Community & Children's Services	580.31
City Surveyor (Marketing Suite)	471.50
Remembrancer (Office Space)	399.78
City UK	218.33
Open Spaces	194.24
Clock Museum	136.25
Markets & Consumer Protection	74.44
Unite Union	48.73
Irish Society	24.46
Livery Clerks / Jubilee Pageant Team	23.05
<b>Total Room Areas</b>	<b>55,036.30</b>

## City of London Corporation Operational Property Portfolio Percentage Breakdown of GIA by Occupying Department – September 2013



Graph shows the percentage breakdown by departmental occupation of the total Gross Internal Area of the City of London Corporation operational property portfolio as at September 2013.



**NOTE:**

\*For the purposes of this exercise the Barbican Estate (with the exception of the Barbican Estate Office at 3 Lauderdale Place) and the City of London Housing Revenue Account Estates (with the exception of the Golden Lane Leisure Complex & Community Education Centre), DCCS Residential Units at Spitalfields and City of London Almshouses at Ferndale Road have been excluded.

**'Markets & Consumer Protection'** category refers to administrative space occupied at Guildhall, Walbrook Wharf, various Port Health accommodation plus all buildings located at the 3 Wholesale Markets at Smithfield, Billingsgate and Spitalfields, (including space occupied by both CoL Markets staff and space let to market traders & other stakeholders).

**'Court buildings'** category refers to the Central Criminal Court, the City of London Mayor's Court and the City of London Magistrates Court.

**Guildhall Complex** - Space dedicated to common parts, plant & services, staff facilities, function areas, mixed use and vacant areas at the Guildhall Complex have been apportioned, pro rata, to those departments occupying space in the complex based upon the percentage of their net internal floor area occupied there.

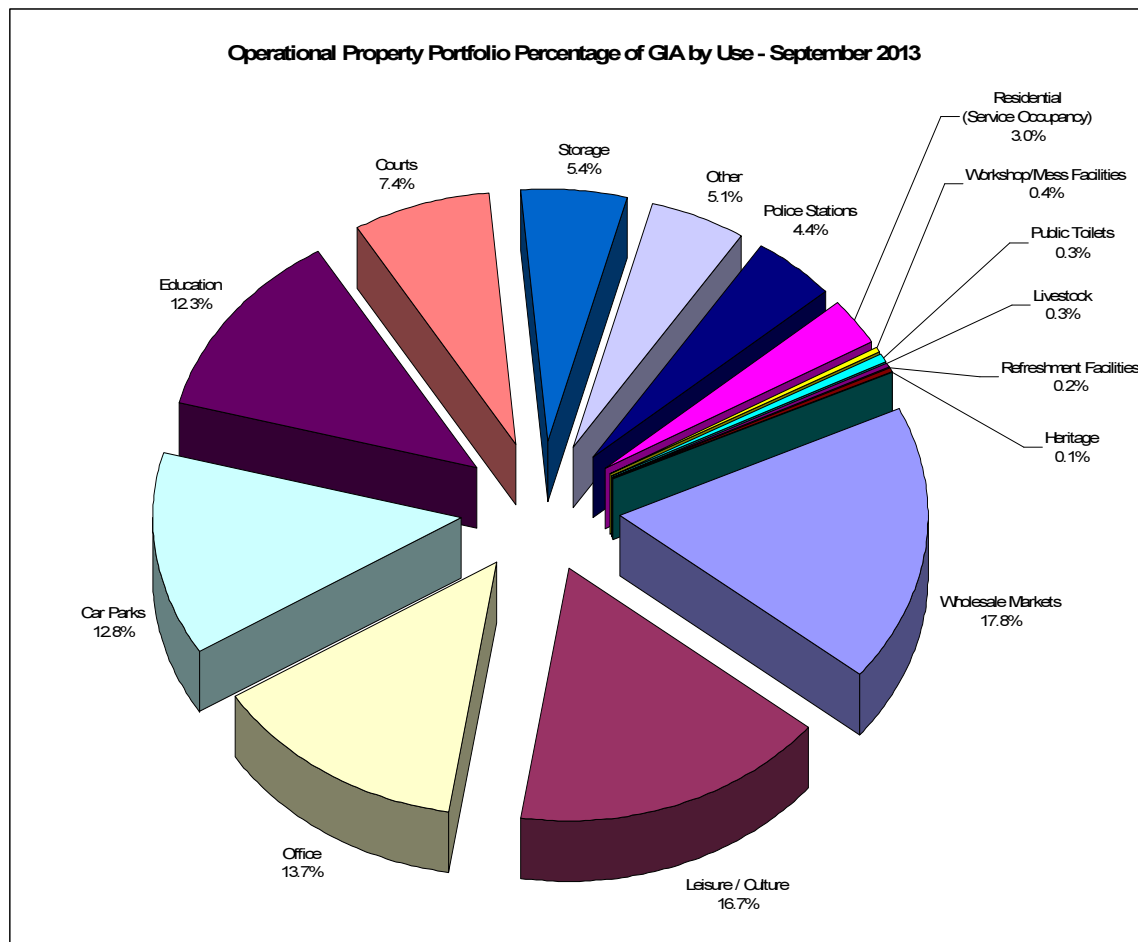
**'External Bodies'** category includes The City UK, Clock Museum, Unions, Irish Society & Livery Clerks, Agilisys and Accenture based at Guildhall Complex and Trading Standards Institute, Association of Port Health Authorities, Coroners Offices and Mitie at Walbrook Phase 2 Offices.

**'Open Spaces'** category refers to the buildings and structures occupied by Open Spaces Department only. All figures exclude land.

**City of London Corporation Operational Property Portfolio  
Schedule of Areas - Breakdown of GIA by Occupying Departments – September 2013**

<b>Department</b>	<b>GIA (sqm)</b>
Markets & Consumer Protection	107,286.30
Built Environment	94,629.94
Barbican Centre	83,059.78
Open Spaces	45,388.62
Court Buildings	42,951.23
Culture Heritage & Libraries	38,274.95
City of London Police	35,125.53
City of London School	20,480.17
City of London Freeman's School	20,073.36
GSMD	20,072.07
Museum of London	11,220.33
City of London Girls School	10,653.06
Town Clerk	8,669.02
Members Facilities (including Members Car Park)	8,590.11
Chamberlain	8,522.47
Mansion House	8,235.78
City Surveyor	4,513.64
Community & Children's Services	4,226.97
Comptroller & City Solicitor	2,022.57
External Bodies	1,203.49
Remembrancer (Office Space)	934.80

**City of London Corporation Operational Property Portfolio  
Percentage Breakdown of GIA by Use – September 2013**



Graph shows the percentage breakdown by use of the total Gross Internal Area of the City of London Corporation operational property portfolio as at September 2013.

**NOTE:**

For the purposes of this exercise the Barbican Estate (with the exception of the Barbican Estate Office at 3 Lauderdale Place) and the City of London Housing Revenue Account Estates (with the exception of the Golden Lane Leisure Complex & Community Education Centre), DCCS Residential Units at Spitalfields and City of London Almshouses at Ferndale Road have been excluded.

**‘Markets’** category refers to administrative space occupied at Guildhall, Walbrook Wharf, various Port Health accommodation plus all buildings located at the 3 Wholesale Markets at Smithfield, Billingsgate and Spitalfields, (including space occupied by both CoL Markets staff and space let to market traders & other stakeholders).

**‘Court buildings’** category refers to the Central Criminal Court, the City of London Mayor’s Court and the City of London Magistrates Court.

**‘Residential’** category refers to service occupancy accommodation across all City of London open spaces, City of London Cemetery & Crematorium, City of London School, City of London School for Girls, City of London Freeman’s School and City of London Police housing (including Bernard Morgan Section House).

**‘Livestock’** category refers to buildings used to house livestock.

**‘Refreshment Facilities’** category refers to cafeteria, refreshment stalls and kiosks etc. let to 3<sup>rd</sup> parties typically located on the open spaces and at the City of London Cemetery & Crematorium. Staff refreshment facilities in operational buildings have been classified along with the main use of the buildings in which they are located.

**‘Heritage’** category refers to standalone historical structures and monuments. Historical structures located within operational buildings have been categorised along with the main use of the building in which they are located. For a full schedule of historical buildings please contact the Heritage team in the City Surveyor’s Corporate Property Division.

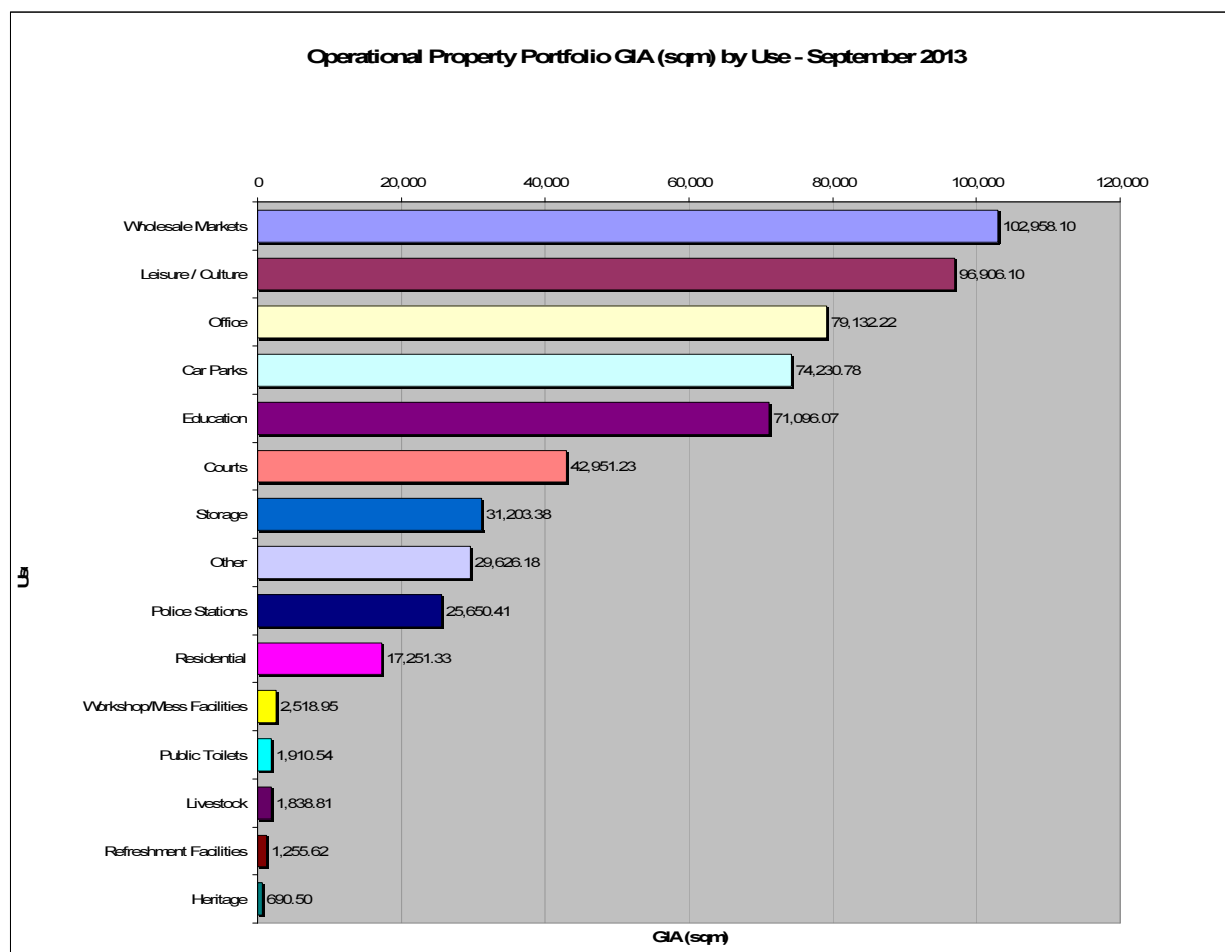


The following area schedule and graph show actual gross internal area totals for each category. All of the notes above apply to the schedule;

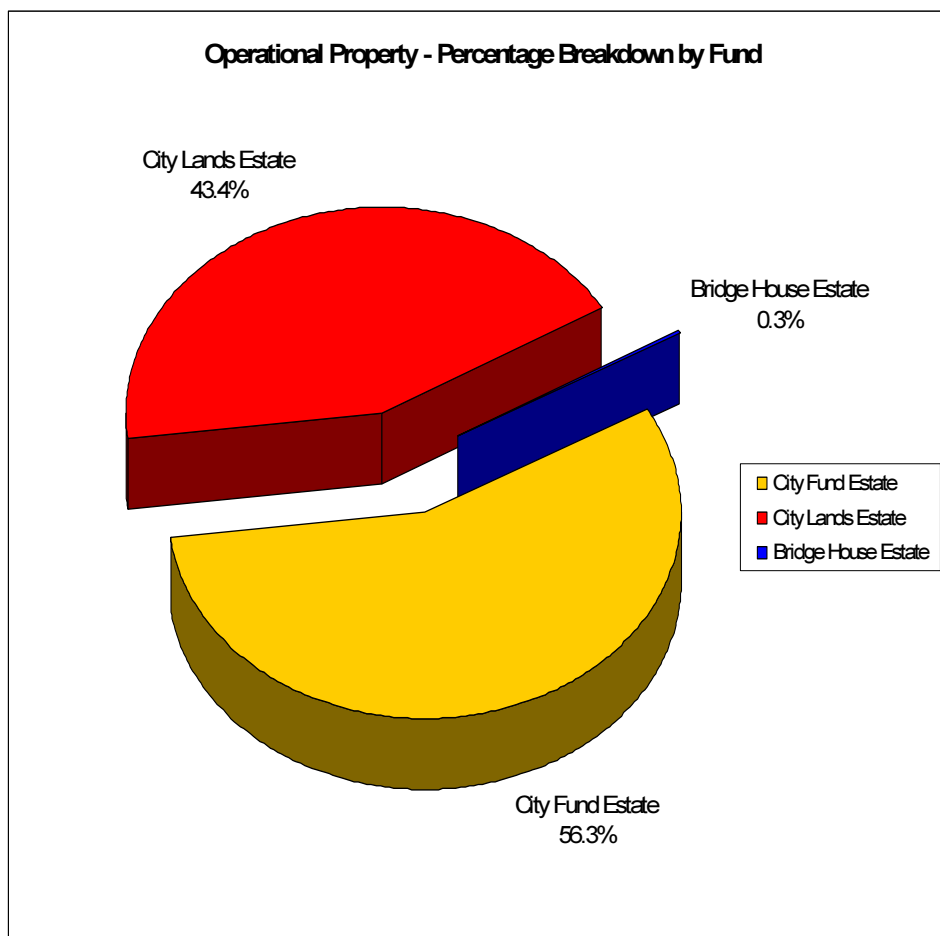
**City of London Corporation Operational Property Portfolio  
Area Schedule - Breakdown of GIA by Use – September 2013**

Use	GIA	
Wholesale Markets	102,958.10	sqm
Leisure / Culture	96,906.10	sqm
Office	79,132.22	sqm
Car Parks	74,230.78	sqm
Education	71,096.07	sqm
Courts	42,951.23	sqm
Storage	31,203.38	sqm
Other	29,626.18	sqm
Police Stations	25,650.41	sqm
Residential	17,251.33	sqm
Workshop/Mess Facilities	2,518.95	sqm
Public Toilets	1,910.54	sqm
Livestock	1,838.81	sqm
Refreshment Facilities	1,255.62	sqm
Heritage	690.50	sqm

**City of London Corporation Operational Property Portfolio  
Breakdown of GIA by Use – September 2013**



**City of London Corporation Operational Property Portfolio  
Percentage Breakdown of GIA by Fund – September 2013**



**City of London Corporation Operational Property Portfolio  
Breakdown of GIA by Fund – September 2013**

Fund	GIA (sqm)
City Fund Estate	326,300.00
City Lands Estate	251,200.00
Bridge House Estate	1,900.00

**NOTE:**

For the purposes of this exercise, the Central Criminal Court has been categorised as a City Fund property and Guildhall West Wing has been categorised as a City's Cash property.

**City of London Corporation Operational Property Portfolio  
Geographical Spread – September 2013**

<b>Authority</b>	<b>GIA</b>
City of London	400,744.60
L.B. Waltham Forest	37,504.38
L.B. Tower Hamlets	31,304.61
L.B. Islington	21,176.69
Mole Valley D.C.	20,652.51
Epping Forest D.C.	13,310.25
L.B. Newham	12,501.58
L.B. Hackney	11,220.33
L.B. Camden	5,123.97
L.B. Southwark	4,490.96
L.B. Redbridge	2,576.44
L.B. Haringey	2,158.76
L.B. Hillingdon	2,034.83
Tandridge D.C.	1,981.27
South Bucks D.C.	1,956.67
L.B. Barnet	1,088.54
L.B. Brent	880.80
L.B. Bromley	859.62
L.B. Croydon	722.90
Thurrock D.C.	208.38
Gravesham D.C.	205.14
Medway Towns U.A.	137.15
L.B. Greenwich	55.75
L.B. Lambeth	0.00
L.B. Richmond upon Thames	0.00

All area figures refer to gross internal floor areas and are quoted in square metres.

Barbican Estate (with the exception of the Barbican Estate Office at 3 Lauderdale Place) and the City of London Housing Revenue Account estates (with the exception of the Golden Lane Leisure Complex & Community Education Centre) have been excluded. Area figures have not been calculated for a number of smaller structures typically located on the open spaces, due to the nature of their construction or insignificant size.

All data extracted from ARCHIBUS CAFM system September 2013.

The London Boroughs Lambeth and Richmond upon Thames are shown on this graphic as City of London Corporation maintain operational property in these boroughs. GIA area figures have not been recorded as these properties are either, council housing properties (Lambeth) or area figures are not available, CoL Police equestrian facilities (Richmond upon Thames).

# Agenda Item 8

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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# Agenda Item 9a

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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# Agenda Item 9b

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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# Agenda Item 9c

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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# Agenda Item 9d

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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# Agenda Item 9e

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

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