

WORKING
BETTER
TOGETHER



Government
Property
Agency



CREATING GREAT PLACES TO WORK

For civil servants
across the UK.



CREATING PLACES TO WORK, GROW AND THRIVE

Workplaces can be so much more than just places to work. They can be places that help build fluid communities, where productivity is encouraged.

We understand the link between the built environment and employee experience, behaviour and productivity. As well as the important role it plays in enhancing property and portfolio efficiencies and environmental practices, while improving talent retention.

Established in 2018, we have always had the mission: Working Better Together. We have an altruistic appreciation of how communities behave and grow into teams, and how they can get the best out of themselves and each other – when they are given the environment and tools to create something truly special.

Workplaces can be spaces made up of enticing buildings, where productivity, inclusivity and wellbeing are prioritised, leading to a happier, healthier workforce. The perfect working environment encourages people and teams to feel comfortable, confident and outward looking.

Our expert teams are drawn from public sector know-how and private sector expertise. Our collaboration, right from the beginning of your journey, means we work closely in partnership together – ensuring that we both understand the journey from our first meeting to your desired outcome.

We truly understand the huge changes and challenges the public sector is facing – from rising costs and the battle to attract talent, to changing policy demands and the pressures to reduce carbon emissions. We are supportive, collaborative, quick-thinking and dedicated to providing efficient and cost-effective solutions.



AT A GLANCE



Transferred more than 53%
of the Government's office
portfolio into our management



Supporting more
than 160 government
departments



Enhancing performance
at more than 225 properties



Reduced operating costs
across our London estate
by £32 million in 2024-25
through rationalisation



Supported 30 departments
- more than 225,000 civil
servants - to reach 'Mature'
smarter working status



Supported **15,000 roles to be
relocated out of London** under
Places for Growth



Optimising performance
at some of the UK's most
iconic buildings, including
Old Admiralty Building,
1 Horse Guards Road and
100 Parliament Street



Reducing direct emissions
from government offices,
on track to achieve a 50%
reduction by 2032



Our property solutions are crafted to provide you with the level of support that best suits your needs.

We combine a number of our services into packaged solutions designed to maximise property performance, create cost efficiencies and enhance employee productivity and connection.

From finding suitable workspace and services for your teams to providing strategic estate management support or delivering access to interoperable technology in our government hubs — our expert teams are ready to help.

Reach out to our Business Development team to discuss the right blend of services to meet your needs: business-development@gpa.gov.uk



Landlord Services



Portfolio Services



Consultancy Services



Workplace Services



Project Services



Client Management



Property Services



Property Technology Services





DETAIL IS EVERYTHING

Our solutions are created by working collaboratively with you. It's the way we make a difference – by focusing on what's important to you, your people and department. And equally, what's not.

Our approach is simple but highly effective: we experience your building or estate from start to finish - every touch point is assessed to identify challenges and areas to improve. These include best practice, sustainability, health and safety requirements and

improved asset management and workplace configuration.

Our knowledge and expertise is complemented by technology and data to enable a data-driven, people-led approach, which enables us to provide insights that make portfolios and workplaces simply work better.

All of this means we do things once and well, and achieve more with less, together.

YOUR STRATEGIC PROPERTY PARTNER

Our vision is to deliver a transformed, shared, sustainable and value for money government office estate, supporting civil servants to work productively in every nation and region of the UK.

We are responsible for delivering the Government's property agenda across its office and warehouse portfolios, and have transferred more than 53% of the Government's office portfolio into our ownership.

Working better together with over 120 government clients across more than 225 properties, we are creating a smaller, better and greener government office estate. We are achieving regional economic growth and, industry-leading deals, developing new ways of thinking, challenging the standards, ensuring we're all improving, identifying efficiencies and innovations, and, crucially, returning savings to the public purse.

Our priorities are: focusing on the civil servants who occupy our buildings and who are our customers, delivering high quality, digitally-enabled and sustainable property solutions, and developing strategic partnerships to deliver value for money.

We listen and collaborate, learn and share, respect and trust to ensure we work better together to create great places to work across the UK.



REDEFINING THE GOVERNMENT'S OFFICE ESTATE

We are the delivery body for the Government Hubs Programme, which is supporting economic growth across the UK. It's a catalyst for regenerating brownfield sites, returning shoppers to high streets and turning unused buildings into collaborative, modern workspaces.

The Programme is rationalising the Government's office estate in cities and towns across the UK. We have supported

15,000 roles to be relocated out of London under Places for Growth.

Through the Programme, we are delivering modern, customer-focused, digitally connected and inclusive workplaces to enable government departments to share space and work productively.





SMARTER WORKING: EMPOWERING PEOPLE THROUGH CHOICES

Smarter working empowers us with choices about where, when and how we work. Underpinned by culture, ethos, process and technology, smarter working is about optimising working environments to simplify processes, generate greater productivity, and realise cost savings through efficiencies.

We have been leading the Civil Service transformation to smarter working since 2018 by supporting government departments to implement smarter working practices. We have supported 30 departments to achieve Smarter Working Maturity. This means these departments have provided demonstrable evidence of how their people, culture, leadership, technology and workspaces are benchmarking smarter ways of working.

Contact our team today to join the smarter working journey: gpsmartworkingqueries@gpa.gov.uk

CASE STUDY



CREATING AN INTEROPERABLE PORTFOLIO WHITEHALL

The Whitehall Campus Programme is transforming the UK Government's central London office portfolio to create a smaller, better, greener office estate.

We are investing in Whitehall office buildings to create a campus of interoperable buildings that nurture flexibility, productivity and wellbeing, while maintaining the historic architecture that lies at the heart of government.

All buildings within the Campus will be refurbished or retrofitted to meet the Government Workplace Design Guide, to craft inclusive and productive work spaces while improving sustainability and cost efficiencies. Our Property Technology solutions will enable real-time monitoring for occupancy and building performance.



CONTRIBUTING TO NET ZERO

We are leading the Government's drive towards emissions reduction across its office portfolio. In late 2020, we established a Net Zero Programme to reduce energy consumption, increase the use of green energy, generate and store green energy locally, and reduce embodied carbon across the Government's office portfolio.

And we are also going beyond just reducing carbon emissions. We are building resilience to climate change by mitigating against future flood risks, temperature rises and other environmental changes.

We already work with sustainable technologies and low and zero carbon energy wherever possible. And when it comes to making our buildings sustainable, we are leading by example by committing to a 78% reduction in carbon emissions across the Government's office portfolio three years sooner than the Government's target.



Our Net Zero and sustainability initiatives are implemented as early as possible, beginning at construction design stage whenever possible right from the very beginning of our journey with you. That means we start at the construction design stage, whenever possible.

Our new Croydon Hub build, for example, has been designed to exceed the criteria for Building Research Establishment Environmental Assessment Method (BREEAM) 'Excellent' standard, and is partially heated through energy generated by the building's façades.



ENHANCING SKILLS

We are innovators, driven to continuously question, learn and improve. We currently employ more than 450 people who are passionate about their role in transforming the Civil Service and creating great places to work.

Our diverse training and development routes ensure we remain at the forefront of the property industry, as well as across professional specialisms. Whether we're

introducing the next generation of leaders through the Fast Stream programme, empowering our people to achieve Gold Standard accreditations, or identifying and nurturing talent through talent recognition programmes such as Inspire and Impact, it results in a skilled and engaged workforce that offers unrivalled value to our departmental partners and their people.

We've expanded our team to include both private and public sector expertise, with specialists from across property, capital projects, renovation and retrofitting, sustainability and energy management, IT, data and technology, finance, HR, security, workplace design, workplace experience and health and safety.

OUR STRATEGIC OBJECTIVES

Our strategic objectives are ensuring we focus on delivering the property elements of the Government's Places for Growth, Net Zero, and the Civil Service Reform initiatives.



KICKSTARTING ECONOMIC GROWTH

- Benefit communities in all UK regions
- Strong partnerships with local authorities
- Enable public service careers across the UK
- Socio-economic value



PUBLIC SERVICE TRANSFORMATION

- Great places to work
- Inclusive
- Interoperability
- Productivity and pride
- Talent attraction and retention



ACCELERATING TO NET ZERO

- Improve energy efficiency
- Use green energy
- Reduce embodied carbon
- Generate and store energy locally
- Upskill teams, encouraging industry to invest in innovation and talent



DELIVERING VALUE FOR MONEY AND EFFICIENCIES

- Deliver savings
- Best value through commercial expertise
- Manage the estates as a single portfolio
- Release assets for regeneration

FACILITATING URBAN REGENERATION PETERBOROUGH

Quay House in Peterborough is our first new-build Government Hub within the Government Hubs Programme. It sits at the gateway of Fletton Quays, and is a crucial part of the £120 million regeneration project for Peterborough. The Hub was opened in March 2023 to 1,200 civil servants from five government bodies, including Defra, Joint Nature Conservation Committee, Environment Agency, Natural England and the HM Passport Office.

Quay House is expected to save an estimated £9.1 million (based on a 20-year NPV) in operating costs and estate rationalisation, returning money to the public purse.

OUR PRINCIPLES



RESPONSIBLE

We are committed, trustworthy, reliable and responsible. We care about sustainability, governance and those around us.



EXPERT

Our team consists of property experts with strong track records, know-how and relatable insights. We also understand the Civil Service and what civil servants need to perform at the top level.



FUTURE-FOCUSED

We are innovative, pioneering and adaptable, which makes us future proof. We build aspirational workplaces and keep a close eye on the future of technology and how the world of work is evolving.



COMMERCIAL

We are market-facing, savvy professionals who command the best deals, open doors and source the right opportunities. We inspire people to work with us, for us and are a trusted partner as well as being an extension to your team.



PEOPLE-CENTRED

We are people focused and understand that property is an essential conduit to creating a happy and well team, who can perform at optimum levels. We understand and respect what drives our people and stakeholders and we build thriving communities.



PARTNERSHIP

We listen and collaborate, working in partnership to deliver the best solutions. Bringing experience and expertise, we share best practice and drive the very best results.



Government
Property
Agency

Find out more about us on [GOV.UK](#)

Connect with us on [LinkedIn](#)

Follow us on [X](#)

Talk with us business-development@gpa.gov.uk