CONFIDENTIAL

10 DOWNING STREET

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FILE TITLE:
BUILDINGS (INCLUDING CHEQUERS)

SERIES
DOWNING STREET

PART 2

PART BEGINS
28 DECEMBER 04

PART ENDS
5 MAY 05

CAB ONE

LABOUR ADMINISTRATION

PREM 49/3997

CONFIDENTIAL

T.S.O. Order No. N0064510 3/98 C5 59064

Series : **DOWNING STREET**

File Title : **BUILDINGS (INCL CHEQUERS)**

Part : **2**

Date	From	To	Subject	Class	Secret
04/02/2005			Chequers Estate Act 1958	U	
01/03/2005			Proposals for the redevelopment of Downing Street and 70 Whitehall	C	
18/03/2005		Ch.Staff	Chequers - Henry Moore Sculpture	U	
20/04/2005	PD(SPM)	cos	Accommodation in No10	C	

From: Simon Morys
Date: 20 April 2005

JONATHAN

ACCOMMODATION

I just wanted to run a post-election accommodation plan by you. Ivan has seen it. Anything we want to do needs a bit of a run-in as technical services have to do some scoping work so it would be useful to get a steer from you as soon as possible. Annotated plans are attached.

As far as the new, smaller **PD** is concerned, I have assumed that they do not need to be close to the PM. But they should be co-located or as close to co-located as possible. There is a separate question of whether the new head of PD needs to be close to the PM.

The best option would seem to be to put PD in three adjoining rooms on the first floor just above the front door. As the plans show, these rooms can accommodate up to 18 people, although we don't need that many. But for reasons of efficiency the relevant supporting Garden Rooms people will sit in with PD. Debbie is OK with that.

This option requires John Birt to move to the floor above (the room that Carey, Gareth and Clare occupy). It is just as good a room.

If you felt that the new PD head needed to be close to the PM, we could easily allocate a suitable room, for example the one Matthew and John are in now. Of course, this then means that the head is not sitting with the rest of PD, but we could compromise by putting an extra desk on the first floor with the rest of PD which the head could use some of the time.

Alternative options for PD would be to put them in Gardens Rooms, or in the PMQs room, both of which would give them proximity to the PM, but which would cause a lot of consequential moves.

The new FOI team will take the room that Geoffrey and Andrew occupy on the second floor.

Under this plan, three other rooms on the second floor become free and will be used by PD and others for meetings.

The Outer Private Office (Daniel, Kate, Miles and me) would occupy the old Geoff Mulgan room. And the room the Implementation Group, Miles and Adrian currently occupy would be free, and would either be used by Kate and her team as a spillover quiet room for PMQs or it would just be available for private office to expand into as necessary.

Simon Mays

THE NATIONAL ARCHIVES

DEPARTMENT/SERIES PREM 49 PIECE/ITEM 3997 (one piece/item number)	Date and sign
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Enter the piece and item references, .
eg. 28, 1079, 84/1, 107/3

Enter extract details if it is an extract rather than a whole piece.
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file

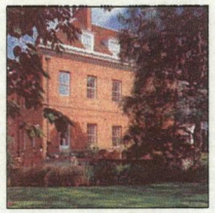
PROPOSALS FOR THE REDEVELOPMENT

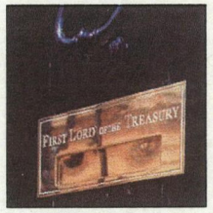
of

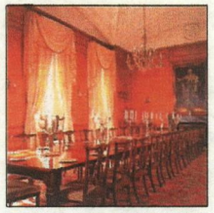
DOWNING STREET

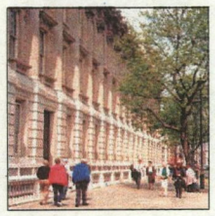
and

70 WHITEHALL



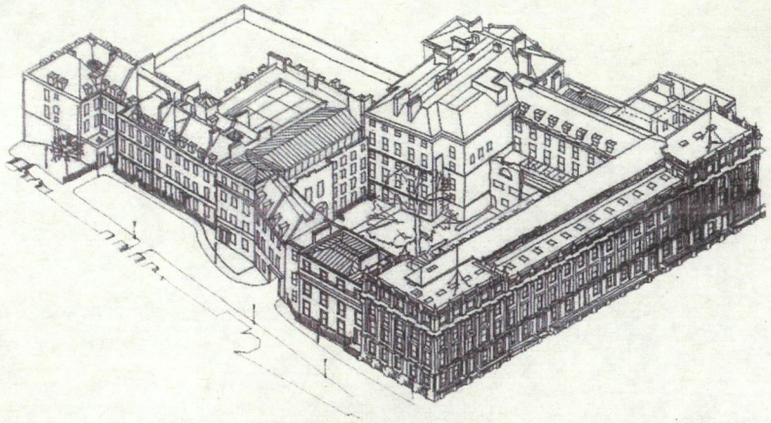




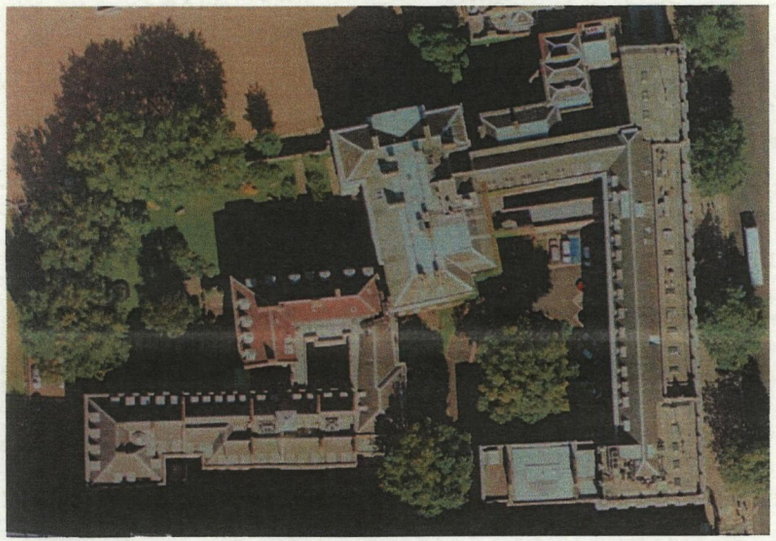


PROJECT GEORGE BRIEFING PACK

FOR PRESENTATION ON 1ST MARCH 2005



Aerial perspective view of proposed complex



Aerial view of existing complex

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1.0 EXECUTIVE SUMMARY

The complex comprises 10, 11 and 12 Downing Street and 70 Whitehall.

The last major refurbishment of these buildings was in 1963. Since that time there has been a series of piecemeal interventions that have all now come to the end of their useful life. As a result of this policy, the functionality of the buildings is now at breaking point, and this is highlighted by the following:-

- There has been an **increasing number of failures of critical services** (such as mains power, sewers and IT) in the buildings. This will present an even greater risk to business continuity unless remedied soon.
- The working environment for the occupants is poor and the use of the buildings inefficient. This compromises the Client's corporate responsibility and **duty of care regarding health and safety**. As such, the buildings are no longer capable of sustaining long-term use in their present state.

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In response to the Client Brief we have approached this proposal in a strategic and holistic manner to maximise the benefits that can be derived from treating the whole complex as one project. By sweeping away the clutter that has accumulated over the years we have produced a very flexible, efficient and adaptable proposal which is made up of the following solutions:-

- Renew all common services to increase reliability and minimise business continuity risks.
- Optimise common services solutions for efficiency of key systems and to achieve Whole Life Cycle solutions.
- Replace roofing and enhance other structures to make the building a safe place to live and work.
- Provide integrated security systems.
- Improve access thoughout the complex for disabled visitors and staff.
- Provide a common facilities servicing solution for the complex, to maximise operational efficiency.
- Create modern flexible office space which can be adapted to respond to the rapidly changing needs of the Government and advances in technology.
- Increase the amount of usable floor-space.
- Improve the efficiency of the space itself to provide a sustainable office environment, and increase the potential occupancy of Downing Street and 70 Whitehall by over 50% and 30% respectively.
- The next planned major refurbishment would be in 40 year's time.

Additional benefits of the proposal are:-

- Key sustainable solutions are integral in the design to achieve the highest possible BREEAM rating.
- Refurbished buildings for the Prime Minister's Office and Cabinet Office with new Press Facilities and meeting rooms as well as restored State Function rooms.
- To offer the opportunity to provide a singularly appropriate rejuvenation of the complex which will support the conservation of the heritage elements and at the same time enhance the quality and character of the Conservation Area.
- This once in a lifetime opportunity will give a new lease of life for this national landmark integrated with an exemplary contemporary design.

EXISTING DEFICIENCIES

- Last major refurbishment in 1963 is time-expired
- Services at breaking point
- Unsatisfactory DDA
- Risk to business continuity
- Poor internal environment for occupants
- Inefficient layouts

PROPOSED SOLUTIONS

- Renew all services on a comprehensive basis and integrated common design
- Provide exemplary DDA standards
- Common servicing strategy

BENEFITS

- Flexible and adaptable office space
- Meets best practice
- State-of-the-art accommodation

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Brief dated 1 March 2005

2.0 KEY DEFICIENCIES OF EXISTING BUILDINGS

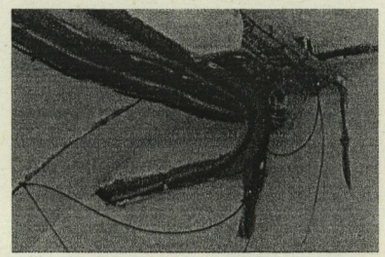
The main driver for this project is the serious deficiencies which constrain the full and effective use of the buildings. These cause increased incidences of unacceptable failure of critical services, unfitting for such important and vital offices of Government compromising the Client's corporate responsibility and duty of care.

These key deficiencies can be summarised as follows:

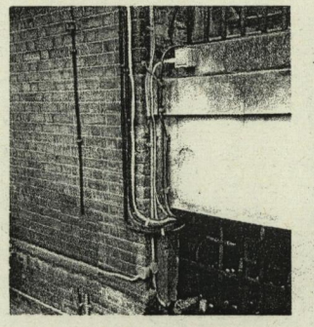
- Serious breakdown of essential building services failure (such as drainage, mains power and IT), with no resilience or flexibility/extendibility.
- High risk of business continuity failure
- [redacted]
- [redacted]
- Substandard working environment particularly heating and cooling for occupants, residents, staff and visitors
- Crowded working conditions with little flexibility for modern team working.
- Inadequate compliance with current statutory legislation
- Unsatisfactory entrance arrangements – VIP's, staff, deliveries, refuse collection all share front door to Downing Street, front and back doors 70 Whitehall
- Unsatisfactory vertical circulation and totally inadequate disabled access
- Poor energy rating
- High pressure on public areas and meeting rooms causing unsuitable uses for State Rooms and "heritage" areas
- High degree of backlog maintenance leading to poor impression of the buildings
- Substandard catering and welfare facilities for staff
- Inadequate facilities for press briefing and monthly conferences
- Poor visitor facilities both buildings

[redacted] ORIGINAL IS [redacted] SECTION 3 (4) [redacted] FOIDS ACT

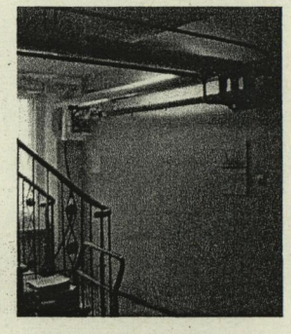
Overloaded Fuse Box No10



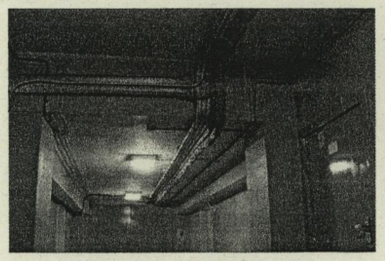
Surface mounted wiring No10



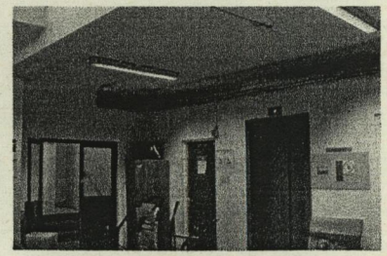
No10 Terrace



Surface mounted pipework Judicial Wing



Surface mounted services No70



Surface mounted wiring No70

KEY DEFICIENCIES

- History of breakdown of critical services
- High risk to business continuity
- [redacted]
- Substandard working environment for staff
- Inadequate disabled access for visitors and staff

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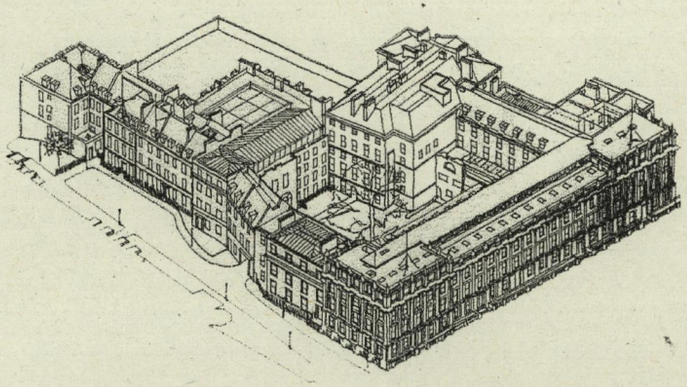
3.0 CLIENT BRIEF

The Client's original strategic brief can be summarised in the following statement:

> *"To consider bold and innovative design options that would deliver flexible buildings which will provide a modern and secure office environment, fit for their purpose for the next orty years, whilst maintaining the historic nature of this important grade I listed complex."*

At the commencement of this outline design process, the client's instruction to the Design Team was that the recommendations of the Feasibility Study and Scoping Study should be challenged and developed in an uninhibited way.

The Client also instructed the Design Team to combine the buildings as one project.



3.1 Response To The Brief

3.1.1 Summary

The Stage C report evaluated, challenged and developed the ideas from the previous stage into outline technical solutions, merging the earlier proposals into one. Additional benefits have been identified which arise from considering common shared facilities. The process has identified the deficiencies of the existing buildings and provided solutions which balance the requirements and desires of the occupants with the possibilities and challenges of these important grade I listed buildings.

3.1.2 Building Services

One of the chief operating concerns is that the current power, heating and comfort cooling or air conditioning systems, along with the IT infrastructure, are working at or above their design capacity. This represents an increasing risk to the continued effective functioning of the buildings to provide a suitable working environment for the occupants.

3.1.3 Security

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3.1.4 Health and Safety

There are ongoing Health and Safety issues, particularly in connection with the operations and maintenance of existing building services and IT facilities in the buildings. It has been a key driver of the brief to integrate new facilities that comply with current standards.

3.1.5 DDA

From the outset it has been a key requirement to achieve exemplary standards of access to the complex for disabled visitors and staff.

3.1.6 Whole Life-Cycle Costings

One of the main goals of the brief has been to maximise common services solutions which will increase the reliability and efficiency of key systems to achieve optimum whole life-cycle costings.

The calculation of life-cycle costings has been based on capital costs and a programme of maintenance and replacement works reflecting the anticipated life of components.

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3.1.7 Additional Benefits

Elements introduced since the Stage A-B report include additional areas designed to support the buildings united as one complex with benefits to both occupancies. These include a joint service road under Downing Street and the possible option of a new link block connecting the Judicial Wing with the end of Downing Street.

3.1.8 Stakeholder Consultation

There has been a number of consultations with key stakeholders on a need-to-know basis in order to establish the fundamental requirements for the project.

Internal

Regular workshops on specific topics were held throughout the design process involving representative personnel from key operational departments within each organisation. These workshops have formed an essential part in developing and shaping workable technical solutions which have been incorporated into the proposals. Specific user group consultation will continue into the next stage.

External

Preliminary discussions have been held with officers of Westminster City Council, English Heritage and Royal Parks who have reacted positively to the proposals at this stage.

3.1.9 Historical Backgound

Outline historical development studies have been prepared and have informed the present proposals. A full conservation plan is now being prepared in parallel with the Stage C report which will be submitted for stakeholder comments prior to a planning application being submitted.

3.1.10 Investigations

Site investigations in certain areas have been carried out. Where risk remains due account has been taken within the cost and programme appraisal and these will be mitigated during the next stage.

3.3 Matrix Of Solutions

The following table summarises the key issues for this project, how they are addressed within the proposals and the benefits derived from implementing each solution.

Aims	Solutions	Benefits
21st Century Office Environment and Facilities	Adopting modern space planning techniques, installing a raised floor throughout the complex, providing more flexibility for all services; power, ICT etc.	Makes the office accommodation more flexible and adaptable for future changes in technology.
Additional Flexible Office Space	Additional office space created in the SE corner extension, 3rd floor over the State Dining Room and regaining the use of the 3rd floor of the Downing Street block. Removal of cellular offices to provide open plan space to the Whitehall frontage building and rationalising the size & location of the cores	Approx 50% increase in net usable office area. More flexible use of the office accommodation, in line with modern space planning techniques
Dedicated Conference / Meeting Rooms	New two storey subterranean suite with dedicated flexible meeting and conference areas. Integrating designed meeting rooms to meet a variety of needs and requirements as part of space planning of the entire accommodation	Inclusion of modern AV and video conferencing facilities with adaptable conference space, additional safe havens plus future CBR facilities
Better Environmental Control – Heating and Cooling	Installing modern heating and cooling systems with proper ventilation throughout the building	Improves the working conditions for all members of staff and improves energy efficiency
Preservation of Historic Rooms and Heritage Quality of the Complex	Providing additional floor area in the extensions to give more office accommodation and dedicated meeting room space. Respecting the importance of the buildings historic nature in all aspects of the design.	Relieves the pressure on using the historic rooms as everyday meeting rooms. Maintains the heritage of a significant grade I listed building
Bold and Innovative Design	New glazed extension to the rear of 70 Whitehall, providing disabled access, new general circulation space, better ventilation and good daylight into the office accommodation	More efficient use of the existing buildings and provides an exciting visual identity to the building
Staff Catering and Recreation Facilities	Providing complementary facilities: A new restaurant for the complex to the rear of the lower ground floor of 70 Whitehall. Coffee shop on the first floor of 70 Whitehall including breakout space. A café linked to breakout space within an atrium to the Downing Street courtyard. Recreation facilities in the basement of Downing Street.	Improves the "wellbeing" of the staff and makes the buildings an even better place to work. Improves informal meeting arrangement
Visitor Facilities	Providing better access for all visitors, better management and facilities for visitors and provision of disabled access throughout	Makes the building more accessible to all visitors
New Combined Servicing Facility	New underground service road below Downing Street with ramped access down from Mountbatten Green with new delivery bays to serve both buildings	Concealed delivery access reduces pressure on main entrances, provides secure drop-off for VIP's, parking for VIP cars, additional safe haven and future CBR facilities. Additional consequential office floorspace in 70 Whitehall and reclaim Treasury Green as amenity
New Entrance from "L" Shaped Road	New covered way from the garden wall into the centre of the building with access to subterranean suite	Makes better use of No 12 basement area, provide an alternative secure route into the heart of the buildings
Legislation – DDA and H&S	In all aspects of the design DDA legislation will be incorporated and compliance with all H&S legislation	Acts as an exemplar for other historic government buildings

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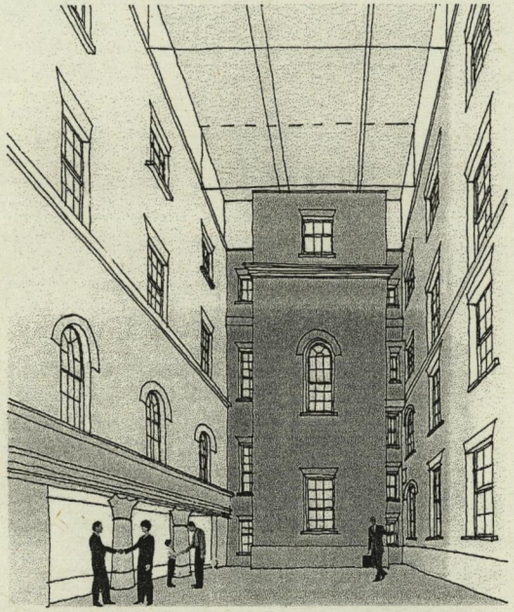
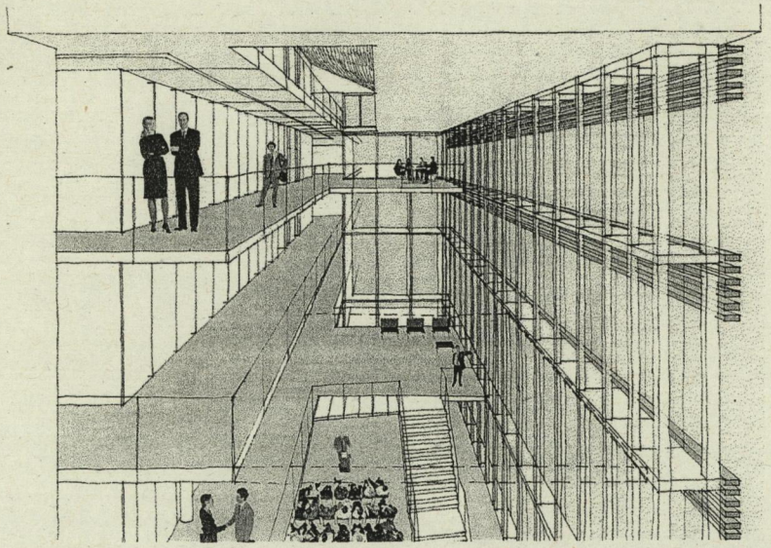


Internal View of Atrium, Downing Street



Internal View of Glazed Extension, 70 Whitehall

3.4 Key Enhancements

Elements from Feasilbility Study

- Complete renewal of all services and IT elements (including mechanical, electrical and plumbing systems).
-
-
- An entrance strategy that segregates VIP's, other visitors, staff and deliveries and enables better security management/monitoring.
- Lifts within the building that provide proper service and are DDA compliant.
- Southeast extension to Downing Street, which completes the street frontage on a broadly similar footprint to that at present, to provide new fully accessible entrances for staff and general visitors, as well as additional offices, WC's and tea points.
- Provision of additional open plan office accommodation within a new roof over State Dining Room wing.
- Reorganised flexible open plan offices within Whitehall building
- Meeting rooms, staff welfare facility and plant rooms in a new underground facility below the garden.
- A separate press facility accessed from the L-shaped road.

Additional Benefits of Combined Scheme

- Possibility of link building connecting the above southeast extension to the west end of the Privy Council Court wing of 70 Whitehall.
- Underground service delivery road beneath Downing Street accessed from the L-shaped road serving the whole complex, also providing a large new 'safe haven' and secure access for VIP's.
- Additional level in subterranean suite to provide additional accommodation/ plant rooms etc. This level contains the majority (over 90%) of the primary plant rooms for Downing Street.

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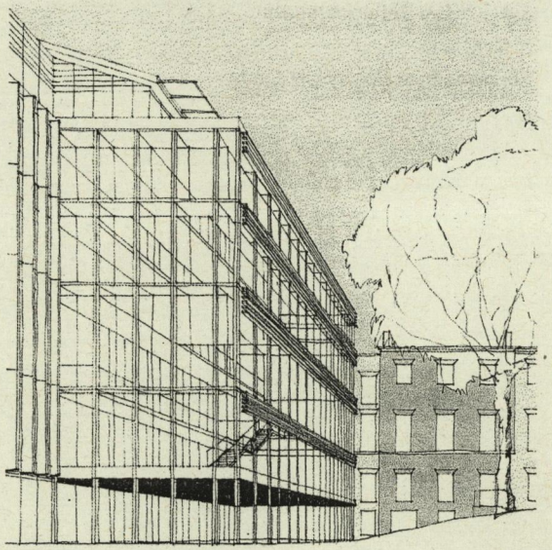
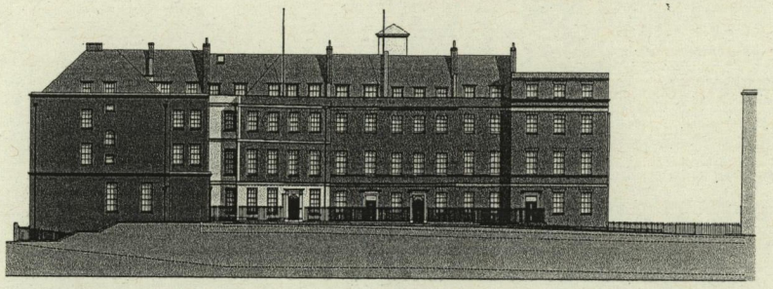
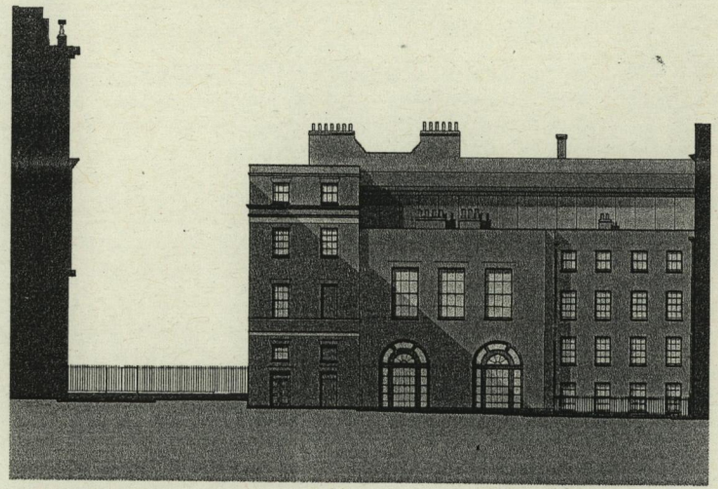


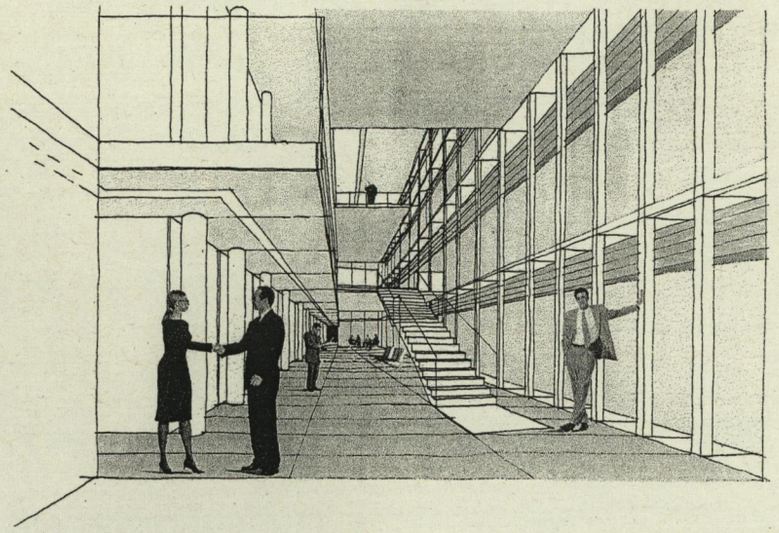
View of Glazed Extension, looking South across Treasury Green



South Elevation, Downing Street



East Elevation, Downing Street



Internal View of Glazed Extension, 70 Whitehall

4.0 PROGRAMME AND PROCUREMENT

PROJECT GEORGE

A series of programmes have been developed to evaluate the impact of funding and procurement options on the overall programme. The preferred route has yet to finalised. However, the draft Business Case indicates that a PFI solution provides best Value For Money. This also achieves Client's objectives for the transfer of risk, optimising whole life solutions and meets HMT preferred procurement guidance.

Both buildings will need to be fully vacated for the two year construction duration.

QUANTUM PROGRAMME

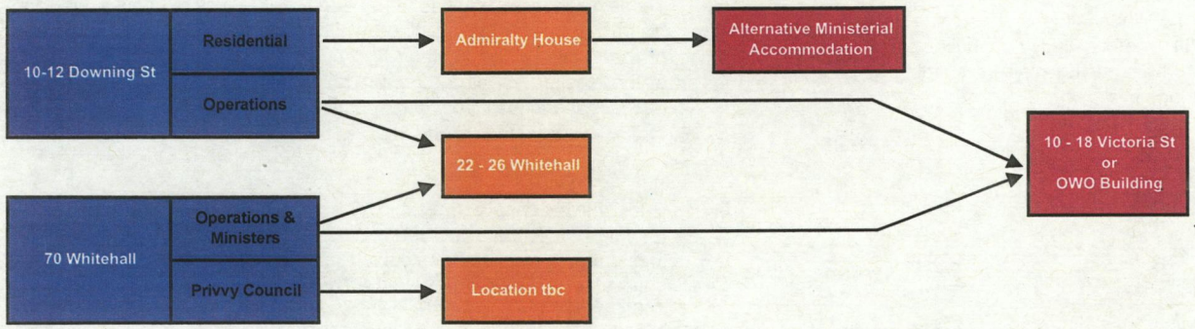
The Quantum programme provides temporary accommodation for the relocation of the occupants of both Downing Street and 70 Whitehall. This includes relocation of occupants of other Cabinet Office buildings.

The works will be undertaken using traditional procurement routes due to the short duration of the scheme and the presence of an incumbant service provider.

KEY PROGRAMME MILESTONES

Outline Design	Complete
HMT Approval to Outline Business Case	June 05
Scheme Design	Feb 05 - July 05
Planning Approval	Oct 05 - Jan 06
Procurement (OJEU)	Jul 05 - Nov 06
Decant Works (Quantum)	Oct 05 - Nov 06
Physical Relocation	Aug 06 - Dec 06
Start on Site	Jan 07
Practical Completion	Jan 09
Reoccupy Buildings	Spring 09

CO/ DS DECANT ACCOMMODATION PROGRAMME
Departmental Move Strategy

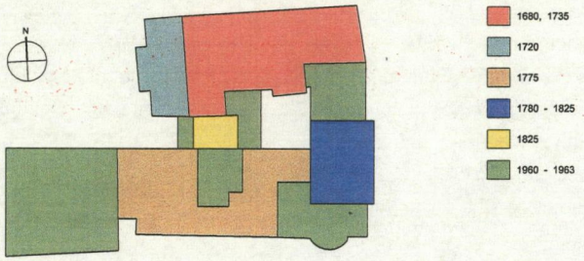


[PHASE 2 MOVES] [PHASE 1 MOVES]

5.0 HISTORICAL BACKGROUND

An understanding of the historical development of the complex has been the major determinant that informed the development proposals. A Conservation plan for the buildings has been prepared based on primary and secondary research which has exposed new historical data that helps understand the historical sequence better than before.

5.1 Downing Street

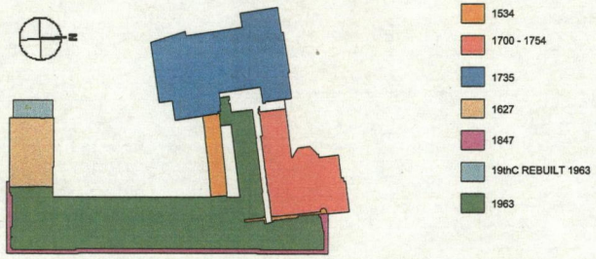


The chief elements are as summarised in the plan above.

- Original build in three phases between 1678-1735
- New kitchen wing and internal alterations by Sir Robert Taylor in 1783-6
- Formation of three new dining rooms in No's 10 and 11 by Sir John Soane in 1826
- Complete rebuilding of No 12 and major reconstruction of No's 10 and 11 by Raymond Erith in 1963.

5.2 70 Whitehall

The historical development of 70 Whitehall is complex and extends from the 16thC remains of Henry VIII's Whitehall Palace, buildings of the early 18thC, of the early and mid-19thC and the major rebuilding in 1960-63 following substantial bomb damage in WW2.



5.3 The surviving parts are arranged into the following key areas as also summarised in the plan above.

- Cockpit Passage and remains of a closed real tennis court of 1533-34
- Dorset House of c1700-54
- Kent's Treasury of 1735
- The Judicial wing of 1824-27 by Sir John Soane
- Whitehall elevation and return to Downing Street by Sir Charles Barry of 1845-47
- Major rebuilding of the Whitehall frontage building and to the south of Dorset House in 1963 by the Ministry of Works

5.4 The whole complex is listed at Grade I, the highest listing with the exception of No 12 Downing Street which is Grade II. This applies to all parts of the complex, both inside and outside. In practice, however, the 20thC alterations can be treated as significantly less important than the earlier more historic areas as highlighted above. Circular 18/84 listed building clearance from the City of Westminster will be required for any proposals for alteration, extension or demolition.

5.5 The chief architectural and historical interest lies in the earlier remaining parts of the buildings which are much less capable of accommodating change than the later parts. The key presumption is that the original quality of the earlier parts should be preserved wherever possible and the 20thC rebuilt areas should be the main area for significant change. There are some areas created afresh by Raymond Erith in 1963 (such as No 12 Downing Street) which have their architectural integrity and as such will be retained and enhanced. These are highlighted in the conservation plan where their relative merits and significance are assessed.

5.6 These proposals balance the needs of preserving and enhancing the historic nature of the buildings whilst at the same time addressing some of the serious shortcomings and by judicious alterations make best use of the existing structures generally. Replacement of historic elements is necessary and justifiable in respect of the proposed security works to roofs etc. The remainder of the work is broadly confined to within the existing fabric.

5.7 Due to the historical complexity of the site and its buildings and the major finds revealed both above and below ground in the 1960's works, it is recognised that there is high archaeological potential in the ground surrounding the building as well as under Kent's Treasury. Due to the great depth of the 1963 reconstruction of the Whitehall building with a substantial below-ground concrete sub-basement and deep under-pinning the archaeological potential here is assumed to be limited.

6.0 STRATEGIC DESIGN APPROACH

Good buildings have long lives because they can respond to each generation's change of ideas on use. To this end, an internal and external conservation regime will help preserve the character of the place and prove the adaptability of these old and distinguished buildings to suit their proposed uses. This will include the removal of any later insensitive interventions that have accumulated, which now inhibit the buildings' long-term sustainable use. New interventions will be created in an appropriate manner dependent on the location and context of the building to unite the facilities and optimise their use.

The buildings have many different functions and intensive uses, often occuring at the same time. Consequently there are many different inter-related components which are summarised as follows:-

6.1 Services

The services strategy is designed to provide a good working environment for the occupants whilst maintaining the historic nature of the buildings.

The existing services infrastructure routes within the buildings are hopelessly inadequate. These problems will be addressed in the following way:-

New vertical risers and horizontal distribution to accommodate power, IT and telecoms infrastructure cabling are incorporated in the design to provide flexibility and adaptability in order to meet future demands.

Areas where improvements will be possible include provision for complete new risers in appropriate locations, including within Kent's Treasury where a unsuitable lift will be removed and the shaft used as a new riser. The existing lift shaft in 10 Downing Street will also be used as a service riser whilst the new lifts will be relocated to a more central location overlooking the atrium.

Drainage will be removed from under the existing basement slab with the pipes running into a new drain located under Downing Street.

Raised floor voids will be installed in general office areas to create an overall usable floor void of around 150-200mm. New multi-service beams suspended from the ceilings provide cooling, fresh air, lighting, emergency lighting, fire alarm sounders etc and are serviced from a new service way along the present central corridor line of Whitehall frontage building.

Further details are described in the Stage C Scheme Design Report.

6.2 Security

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OF THE PUBLIC RECORDS ACT

6.3 Health & Safety

All Health & Safety considerations have been incorporated into the scheme proposals with due regard to the needs of the occupants. Also, including the provisions of the Construction Design Regulations (CDM) for the planning and implementation of the proposed construction work.

6.4 Access Strategy

The proposal will improve access throughout the complex for disabled visitors and staff by meeting all necessary regulations and produce a design to exemplary and sustainable standards.

A full DDA assessment of the complex has been carried out and where possible, within the constraints of such a listed building, a detailed strategy has been developed to provide access to all levels.

We have made best use of the new build opportunities within the project to improve access for the visiting public to the historic areas of the building by providing local access solutions to a high standard, with an improved lift strategy generally throughout the complex and additional accessible WC provision.

Particular attention is paid to providing disabled access to all the front entrances by means of adjusting road and path levels.

6.5 Entrance Strategy

Downing Street

Two considerations in the brief were alternative staff entrances to reduce the traffic through the front door and a new rear entrance for VIP's and the PM from the "L" shaped road. These have been addressed by:-

- A new covered way from the garden wall into the building along the rear of No's 11 & 12 to the central lifts. This would also act as the main entrance to the new subterranean suite.

KEY ISSUES

- New services and IT provision throughout
- Greatly enhanced Health and Safety
- Greatly enhanced working environment for staff
- Greatly improved accessibility for disabled visitors and staff
- Substantially enhanced fire safety measures
- Sustainable solutions

UNCLASSIFIED
PRIME MINISTER'S PERSONAL MINUTE

PREM 49 / 3997

Brief dated 1 March 2005

- Using the new SE corner extension, staff could enter using a security card system. Visitors would also enter here and be greeted by a new reception desk and waiting rooms adjacent.

- The front door would remain the principal entrance for VIPs, with new waiting room facilities to provide a better demarcation line for visitors to be collected and escorted by members of the PMO staff.

- Catering supplies to the complex will be via the underground service bay under Downing Street. Catering staff will enter via the new SE corner entrance.

70 Whitehall

The considerations in the brief were to improve the current front entrance for security reasons and review the provision of a separate Staff entrance. These were addressed by:-

The existing front entrance being retained as the "Main" entrance for visitors and staff with a lowered entrance removing the external steps to provide a level entry from the street, making it more accessible for disabled access. When inside there are separate security arrangements for visitors and staff with a platform lift to overcome the change in level from the street to the ground floor.

The staff entrance would be situated at the South end of the building utilising the existing 74 Whitehall entrance doors. With the re-siting of the cores within the new open plan floors this provides an ideal location for staff to enter the building via secure entry "Tubes" and takes them directly to a lift or staircase. This entrance could be used in "peak" times to reduce the pressure on the Main entrance and limit the need for full time guarding that may be needed to control the external doors.

The other entrance which could be developed is the 68 Whitehall entrance door, to provide a separate point of access for COBR, when it is in use.

6.6 Fire Strategy

Fire Engineering Strategies have been developed to provide a full range of measures for both the new-build elements and the historic fine rooms.

Further details are described in the Stage C Scheme Design Report.

6.7

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6.8

-

-

6.9 Internal Changes

In Downing Street these areas are:

- The WC and lift core in the centre of the building.

-

- The basement of No 12, where the architectural significance is lowest and the 1960's structure is most capable of being opened up.

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RETAINED UNDER SECTION 3 (4)
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Cran 491 3997

Built dated
1 March 1905

In 70 Whitehall these areas are:-

- Whitehall frontage building reconstructed in 1963, offers the opportunity to demolish all partitions and non load-bearing walls to provide an "open plan" environment.

- The lifts, stairs, and WC cores will also be relocated and resized to provide maximum efficiency of space and optimum distances for means of escape travel distance. Circulation will be re-routed using the new glazed extension to free up the whole floor plate and allow departmental circulation within a floor to be separate from general circulation, which would enhance security levels within the building as well as increase efficiency. The open plan floor plate offers a more flexible space which can adapt more readily to suit changing requirements and needs.

- The WC's have been rationalised and introduced the "unisex" approach which has many benefits, such as reducing the floor area they occupy and the amount of water used.

6.10 Subterranean Suite

A two storey concrete framed construction set within the garden of Downing Street, which will provide a range of different types of spaces. This will include additional flexible accommodation space for meeting rooms, a multi-functional space which can be configured to form a conference suite, seating approximately 200 people, with all necessary services and it would also provide a safe-haven area.

By locating almost all of the primary plant rooms in the lowest level, prime quality space is released on the upper levels for office accommodation.

6.11 Underground Service Road

Built under Downing Street, serving both Downing Street and 70 Whitehall with new underground service bays. Access would be from the lower level of Mountbatten Green and would extend the whole length of Downing Street from the park steps up to the end of the Judicial Wing. It would also provide a secure entry for VIP's and parking for certain vehicles which would clear Downing Street of parking. Access for servicing would be though a discreet arrangement of twin doors to ensure that the service area will not be visible from the street. Contractors' vehicles for maintenance would also use this area along with all other deliveries and removal of waste etc. This would relieve pressure at the main Whitehall gate and from Treasury Green, which would revert to a place of quiet amenity.

6.12 Extension to the Rear of 70 Whitehall

This will be a glazed, air conditioned extension to the rear of the Whitehall frontage building overlooking Treasury Green. It will enclose new galleried circulation fixed to the rear face of the building, leading directly off new open plan floor space. The extension will be solar screened to prevent excessive heat build up. Breakout spaces for informal meetings and social interaction are located within the glazed extension adjacent to the circulation route. The vertical glazing will be to a blast resistant standard.

A restaurant and café facility is provided at lower ground floor level (similar to that at 22 Whitehall), with an outside area linked to Treasury Green which could be used for informal breakout space or dining in good weather.

6.13 Sustainability

The complex of Downing Street and 70 Whitehall is one of the most important government buildings in the country. It therefore is recognised that meeting and exceeding good building practices is vital to demonstrate how to deliver sustainable projects.

A number of key sustainability elements have been identified as part of this feasibility study. This 'checklist' reviews a variety of good practice measures, which will contribute to the sustainable approach proposed for the design and construction of the project. Key international and national policies have been reviewed with a number of sustainable design measures included and practices recommended to be included in the project design. Guidance is also given for renewable technologies, which might be suitable to this project, and existing funding programs in the UK.

Sustainability Checklist

Based on the Buildings Research Establishment Environmental Assessment Method BREEAM, we have identified a series of key sustainability objectives that will be considered for the sustainable development of the project:

BREEAM is the most widely used and respected means of reviewing and improving the environmental performance of buildings. It is increasingly accepted in the UK construction and property sectors as offering best practice in environmental design and management. New Government buildings are expected to meet excellent BREEAM ratings, and refurbished ones "Very Good".

BREEAM assesses a building's environmental performance in terms of:

- Indoor comfort
- Energy use and Benchmarking
- Management of the construction process (commissioning, on-site pollution, recycling, waste minimisation)
- Selection of materials and products
- Water use
- Site selection
- Transport impacts

Energy Use

The main drivers for efficient use of energy are:

- Minimisation of energy demand
- Identify opportunities for local energy supply (renewables)
- Comparison with good practice standards (Energy Benchmarking)

This will be achieved by consideration of the following headings, which are detailed in section 8 of this document:

- Minimise energy demand
- Energy Efficient Design
- Envelope Design
- Solar Control and Daylighting
- Glazing Types
- Natural Ventilation
- Use of boreholes and the aquifer
- Roof Gardens or Green Roofs
- Energy efficient heating and cooling systems and controls
- Energy Metering and monitoring

Energy Supply

There are a number of renewable energy and energy efficient technologies options, which will be considered for inclusion in the project, with a more detailed assessment being carried out during the next stage of design. Such technologies include:

- Photovoltaic systems
- Solar Thermal Collectors (Solar Water Heating)
- Wind Energy
- Combined Heat and Power (CHP)

7.0 SPACE PLANNING

The key objective of the architectural initiatives is improving the functionality of the buildings. From a space planning perspective, this includes:

- Increasing the amount of usable floorspace for both workspace and for key support functions
- Increasing capacity of the complex in terms of the number of people that can be accommodated
- Improving circulation routes and flows both in terms of efficiency of movement and in creating better opportunities for creative informal interaction
- Creating more flexibility in the configuration and servicing of office space to respond to the rapidly changing demands that are characteristic of the activities accommodated.
- Introducing characteristics of a modern office environment that supports teamworking and exchange of knowledge including flexible open office environments, break out spaces and social attractors such as the coffee bar and restaurant.
- As the corollary of increasing the openness of the complex, to provide the flexibility to construct areas of controlled access as and where required.

Clearly there are limits to the extent to which these objectives can be pursued within the sensitive historical fabric of the complex. Nevertheless there are major opportunities for increasing the value of the facility in terms of planning space.

The key changes that improve the efficiency and effectiveness of workspace are:

- The creation of additional open plan office space at the third floor in Downing Street significantly increases the capacity of the building.
- More meeting space becoming available in the subterranean suite reduces the pressure on existing office space in Downing Street.
- Complete remodelling of the building cores in 70 Whitehall combined with the introduction of the new glazed extension overlooking the garden not only increases the amount of space available but also creates the possibility of substantial open plan areas along the Whitehall frontage and into Dorset House.
- The social areas that are introduced adjacent to the new walkway within the glazed extension provide break out space and support informal meetings and alternative work settings for the occupants. This allows higher densities of occupation to be achieved in the adjacent open office areas.
- Design of the building services in all usable office areas to be capable of supporting a high density of occupation (6m2 per person) introduces a significant degree of flexibility and allows concentrated groups to form throughout the complex.
- The services infrastructure designed into the state rooms and the subterranean suite allows these facilities to be pressed into service as emergency workspaces to cope with peak demands at critical times.

Based on an analysis of what is achievable in terms of creating more usable workspace, the application of appropriate densities and initial studies to test the planning of the floors, the table below shows the capacity of the office space that will be available and the likely population that will be accommodated based on initial assumptions on the distribution of functions and the use of office space.

	Downing Street	70 Whitehall
Existing Nett Usable Office Area	1,190	4,601
Existing office population	130	436
Future Nett Usable Office Area	2,043	5,742
Increase	72%	25%
Future capacity at density of 10m² per person	203	576
Increase	56%	32%
Future capacity at density of 6m² per person	343	959
Increase	164%	120%
Likely future population based on initial planning studies	200	585
Increase	54%	34%

KEY ISSUES

- Increased floor space
- Improved efficiency of floor space though design of cores, circulation and break-out areas
- Greatly improved flexibility and adaptability of spaces
- Incorporates 'best practice' guidelines

THE NATIONAL ARCHIVES

DEPARTMENT/SERIES PREM 49 PIECE/ITEM 3997 (one piece/item number)	Date and sign
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or Number not used.

8.0 COST OVERVIEW

The Financial Case is currently being prepared and has been issued to HMT in draft form.

The Financial Case demonstrates that a PFI solution provides best Value for Money for the refurbishment and ongoing operation of the buildings. This also achieves key objectives for transferring risk, providing cost certainty, optimising whole life solutions and meets HMT preferred procurement guidance.

The following tables describe the summary Net Present Value Costs for Project George and the Quantum Programme separately.

The graph and table overleaf represent the annual funding requirements over the next 30 years. This identifies an initial peak in year 05/06 and 06/07 before settling into unitary payment of £25.5M per year (excluding ICT).

The Quantum Programme will be undertaken using traditional procurement, due to the short duration of the scheme and the presence of an incumbant service provider.

PROJECT GEORGE

The table below describes the cost of the capital works over a 2 year period and the operating and life cycle expenditure over a 25 year period.

All figures are quoted at Net Present Value (3.5%) and Real Costs.

The figures have been adjusted for optimum bias based on a PFI solution.

The figures exclude costs for ICT systems.

Project George - Summary of Net Present Value vs Real Cost (PFI Procurement)

	NPV (£'000)	REAL (£'000)
Construction costs	149,055	172,611
Lifecycle expenditure	48,568	103,133
Operating costs	67,515	109,254
Other	9,400	13,428
Sub-total	**274,538**	**398,425**
Optimism Bias	45,305	
Lifecycle & operating cost risk	n/a	
Tax Adjustment	n/a	
Financing Costs, Bid Development Costs and Other SPV Overheads	59,515	
Total	**379,358**	**668,017**

QUANTUM PROGRAMME

The table below describes the cost of the capital works, rental and operating and life cycle expenditure over a 3 year period.

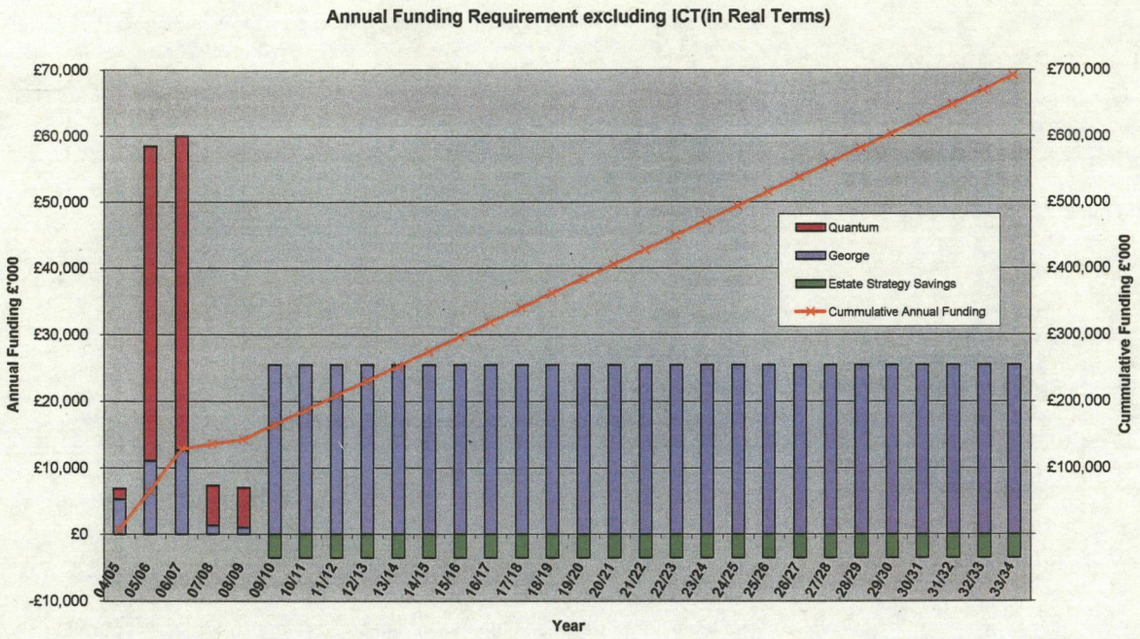
All figures are quoted at Net Present Value (3.5%) and Real Costs.

The figures have been adjusted for optimum bias based on a traditional solution.

The figures include costs for temporary ICT systems.

The Quantum Programme Summary of Net Present Value vs Real Cost (Traditional Procurement)

	NPV £'000	REAL ('000)
Capital costs and physical move costs	36,575	40,098
IT costs	15,204	16,690
Rental costs	18,354	21,000
Sub-Total	**70,133**	**77,788**
Optimism Bias	30,696	33,666
Total	**100,829**	**111,454**



Annual Funding Requirement Excluding ICT (in Real Terms)

£'m	Total	04/05	05/06	06/07	07/08	08/09	Unitary Payment 09/10 - 33/34
Project George	**668,017**	5,284	11,023	12,594	1,351	1,014	25,470
Quantum	**111,454**	1,593	47,430	47,430	6,000	6,000	
Total	**779,471**	**6,876**	**58,454**	**63,024**	**7,351**	**7,013**	**25,470**
Revenue Budget							
Capital Budget							
Estate Strategy Savings	**-87,500**						-3,500
Net Funding Requirement	**691,971**	**6,876**	**58,454**	**63,024**	**7,351**	**7,013**	**21,970**

From: **Jay Jayasundara**
Date: **18 March 2005**

JONATHAN POWELL **cc:** **Cherie Booth**

CHEQUERS - HENRY MOORE SCULPTURE

The purpose of this note is to inform the Prime Minister that the Henry Moore sculpture on the North Lawn entitled Figure in a Shelter will be removed by the end of April.

The Henry Moore Foundation is unable to renew the loan contract for this sculpture, but has offered to supply a replacement piece. The Trustees of the Chequers Trust will discuss the offer at their next meeting. There is likely to be a gap between the removal of the existing work and the installation of a replacement piece.

JAY JAYASUNDARA

Chequers (The (Trust a Duplicate)

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Chequers Estate Act 1958

1958 CHAPTER 60

An Act to amend the deed of settlement set out in the Schedule to the Chequers Estate Act 1917; to authorise the payment of Exchequer grants in aid of the expenses of the administrative trustees under that deed, as amended; and for purposes connected with the matters aforesaid

[1st August 1958]

BE IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:–

1 Amendment of deed of settlement

(1) The provisions of this section shall have effect with respect to the Chequers Estate Act 1917 (in this Act referred to as "the principal Act") and to the deed of settlement set out in the Schedule to that Act (which deed, as modified by or under any subsequent enactment, is hereafter in this Act referred to as "the deed").

(2) As from the appointed day the deed shall have effect subject to the amendments specified in the Schedule to this Act; and any reference in the principal Act to the deed shall, in relation to any time on or after the appointed day, be construed as a reference to the deed as so amended.

(3) In this Act "the appointed day" means such day as the Treasury may appoint by order made by statutory instrument.

NOTES

Initial Commencement

Royal Assent

Royal Assent: 1 August 1958: (no specific commencement provision).

Subordinate Legislation

Chequers Estate (Appointed Day) Order 1958, SI 1958/1352 (made under sub-s (3)).

2 Exchequer grants to administrative trustees

(1) The [Minister for the Civil Service] may, out of moneys provided by Parliament, make grants in aid of the expenses of the administrative trustees under the deed, as amended by this Act.

(2) Any grant made by [the Minister] under this section shall be paid to the said administrative trustees and shall be applied by them as if it were income of the Chequers Trust Fund referred to in the deed, as so amended:

Provided that [the Minister], at the time of making a grant under this section, may direct that the grant, or such part thereof as may be specified in the direction, shall be applied for such purpose as may be so specified, being a purpose for which capital money comprised in the said Fund is applicable, and the said administrative trustees shall comply with any such direction.

NOTES

Initial Commencement

Royal Assent

Royal Assent: 1 August 1958: (no specific commencement provision).

Amendment

Words in square brackets substituted by SI 1987/2039, art 4(3).

3 Supplementary provisions

(1) All lands, hereditaments and chattels which, immediately before the appointed day, were vested in the custodian trustee under the deed, in his capacity as custodian trustee thereunder, shall on that day, by virtue of this Act and without further assurance, vest in fee simple or absolutely, as the case may require, in the custodian trustee under the deed as amended by this Act; and all other property, rights, liabilities and obligations which, immediately before the appointed day, were property, rights, liabilities and obligations of the custodian trustee under the deed, in his capacity as custodian trustee thereunder, shall on that day, by virtue of this Act and without further assurance, become property, rights, liabilities and obligations of the custodian trustee under the deed as so amended.

(2) All property, rights, liabilities and obligations which, immediately before the appointed day, were property, rights, liabilities and obligations of the administrative trustees under the deed, in their capacity as such trustees, shall on that day, by virtue of this Act and without further assurance, become property, rights, liabilities and obligations of the administrative trustees under the deed as amended by this Act.

(3) Without prejudice to the preceding subsections—

(a) any legal proceedings or applications to any authority pending on the appointed day by or against the custodian trustee under the deed, in his capacity as custodian trustee thereunder, may be continued on and after that day by or (as the case may be) against the custodian trustee under the deed as amended by this Act;

(b) any legal proceedings or applications to any authority pending on the appointed day by or against the administrative trustees under the deed, in their capacity as such trustees, may be continued on and after that day by or (as the case may be) against the administrative trustees under the deed as so amended.

(4) Anything done before the appointed day (whether before or after the passing of this Act) in the exercise or performance of any power or duty conferred or imposed by the deed shall (in so far as it relates or is capable of relating to any time on or after that day) have effect as if it had been done in the exercise or performance of the corresponding power or duty conferred or imposed (whether directly or by reference to any enactment) by the deed as amended by this Act.

(5) Notwithstanding anything in subsection (1) of section one hundred and six or subsection (2) of section one hundred and eight of the Settled Land Act, 1925 (which relate respectively to provisions for limiting the exercise of powers conferred by that Act and to cases of conflict between the provisions of a settlement and the provisions of that Act), in so far as the deed as amended by this Act provides for the application of any provisions of, or powers conferred by, that Act, those provisions or powers shall apply subject to any modifications or restrictions specified in relation thereto in the deed as so amended.

(6) In so far as there is any conflict between the provisions of this Act, or of the deed as amended by this Act, and any provisions of the Public Trustee Acts, 1906 and 1957, or any rules made thereunder, the provisions of this Act, or of the deed as so amended, shall prevail; and, in particular, nothing in those Acts or in any such rules shall operate so as to prevent the public trustee from holding concurrently the several offices assigned to him under the deed as so amended (that is to say, as custodian trustee, as one of the administrative trustees, and as the trustee having, to the extent therein mentioned, the control and management of the Chequers Trust Fund).

(7) . . .

NOTES

Initial Commencement

Royal Assent

Royal Assent: 1 August 1958: (no specific commencement provision).

Amendment

Sub-s (7): repealed by the Statute Law (Repeals) Act 1974.

4 Short title and citation

This Act may be cited as the Chequers Estate Act 1958; and the principal Act and this Act may be cited together as the Chequers Estate Acts 1917 and 1958.

NOTES

Initial Commencement

Royal Assent

Royal Assent: 1 August 1958: (no specific commencement provision).

SCHEDULE
AMENDMENTS OF DEED

Section 1

1–17

. . .

18

In the deed, as amended by the preceding provisions of this Schedule, any reference to the Chequers Estate shall (notwithstanding the definition of that expression in the recitals in the deed) be construed as a reference to so much of the hereditaments conveyed by the indenture dated the fifth day of April one thousand nine hundred and seventeen referred to in the said recitals as for the time being remains vested in the custodian trustee (as defined by the deed as so amended) in his capacity as custodian trustee thereunder.

NOTES

Initial Commencement

Royal Assent
Royal Assent: 1 August 1958: (no specific commencement provision).

Amendment
Paras 1–17: amend the Chequers Estate Act 1917, Schedule.

end of selection

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Chequers Estate Act 1917

1917 CHAPTER 55

An Act to confirm and give effect to a deed of settlement relating to the Chequers Estate and other property and for purposes connected therewith

[20th December 1917]

Preamble

Whereas by a deed of settlement dated the twenty-fourth day of November nineteen hundred and seventeen and made between Sir Arthur Hamilton Lee (hereinafter referred to as "Sir Arthur Lee") of the first part, Dame Ruth Moore Lee, the wife of Sir Arthur Lee (hereinafter referred to as "Lady Lee"), of the second part, Allan Ernest Messer and Arthur Edward Nicholls of the third part, and the Public Trustee of the fourth part (which deed is set out in the Schedule to this Act), the landed property (hereinafter referred to as "the Chequers Estate"), chattels and money therein described, are settled upon the trusts and for the purposes mentioned in the said deed:

And whereas the trusts created by the said deed cannot take effect without the authority of Parliament, and it is expedient that the said trusts should have full force and validity:

Be it therefore enacted, etc:

1 Confirmation of deed of settlement

The said deed of settlement is hereby confirmed, and shall have effect as if enacted in this Act, but nothing in this Act shall prejudice or affect the right, title, or interest, if any, of any person in or to the Chequers Estate other than the right, title, or interest of the parties to the said deed of the first, second, and third parts.

NOTES

Initial Commencement

Royal Assent
Royal Assent: 20 December 1917: (no specific commencement provision).

2 . . .

. . .

NOTES

Amendment

Repealed by the Chequers Estate Act 1958, s 3(7).

3 Provisions as to taxes and duties

(1) So long as Sir Arthur Lee and Lady Lee or the survivor of them continue to retain a beneficial interest in possession in the property settled by the said deed, or any part thereof, the property or such part thereof and Sir Arthur Lee and Lady Lee and the survivor of them in respect thereof shall remain liable to income tax, inhabited house duty, and all other taxes. On Sir Arthur Lee and Lady Lee or the survivor of them ceasing to have any beneficial interest in possession in the said property or any part thereof, the property or such part, and the trustees thereof, and any person having a beneficial interest therein, shall be exempt from all such taxes and from death duties:

Provided that this exemption shall cease to apply to any part of the Chequers Estate which may be sold, and in the event of any part thereof being leased to any person other than the Board of Agriculture and Fisheries, nothing in this section shall exempt the lessee, or any person claiming through him, from liability to any duty or tax in respect of his interest therein.

(2) On the death of Sir Arthur Lee, if Lady Lee has predeceased him, or if Lady Lee survives him and within six months after his death surrenders, or otherwise ceases to retain any interest in, the said property (other than the rights specified in paragraphs (*a*) and (*b*) of clause four of the said deed), then, for purposes of death duties the property, other than such rights as aforesaid, shall be deemed not to be property passing on the death of Sir Arthur Lee or Lady Lee.

(3) No stamp duty shall be charged on the said recited deed, or on any deed made thereunder or in accordance therewith.

NOTES

Initial Commencement

Royal Assent

Royal Assent: 20 December 1917: (no specific commencement provision).

[3A Stamp duty land tax]

[(1) A land transaction effected under, or in accordance with, the said recited deed is exempt from charge for the purposes of stamp duty land tax.

(2) Relief under this section must be claimed in a land transaction return or an amendment of such a return.

(3) In this section—

"land transaction" has the meaning given by section 43(1) of the Finance Act 2003;

"land transaction return" has the meaning given by section 76(1) of that Act.]

NOTES

Amendment

Inserted by SI 2003/2867, reg 2, Schedule, Pt 1, para 3.
Date in force: 1 December 2003: see SI 2003/2867, reg 1.

4 Short title

This Act may be cited as the Chequers Estate Act 1917.

NOTES

Initial Commencement

Royal Assent

Royal Assent: 20 December 1917: (no specific commencement provision).

SCHEDULE

SIR ARTHUR HAMILTON LEE of Chequers in the county of Buckingham, having expressed his desire and intention to transfer forthwith the ownership of the Chequers Estate together with certain chattels and moneys as a free gift (in trust) to the nation subject to the conditions hereinafter set forth, and in order that the house may be used and maintained in perpetuity as the official country residence of the British Prime Minister, and having more particularly explained the objects of his gift in the following words:—

"It is not possible to foresee or foretell from what classes or conditions of life the future wielders of power in this country will be drawn. Some may be as in the past men of wealth and famous descent; some may belong to the world of trade and business; others may spring from the ranks of the manual toilers. To none of these in the midst of their strenuous and responsible labours could the spirit and anodyne of Chequers do anything but good. In the city-bred man especially, the periodic contact with the most typical rural life would create and preserve a just sense of proportion between the claims of town and country. To the revolutionary statesman the antiquity and calm tenacity of Chequers and its annals might suggest some saving virtues in the continuity of English history and exercise a check upon too hasty upheavals, whilst even the most reactionary could scarcely be insensible to the spirit of human freedom which permeated the countryside of Hampden Burke and Milton.

Apart from these more subtle influences, the better the health of our rulers the more sanely will they rule and the inducement to spend two days a week in the high and pure air of the Chiltern hills and woods will, it is hoped, benefit the nation as well as its chosen leaders. The main features of this scheme are therefore designed not merely to make Chequers available as the official country residence of the Prime Minister of the day, but to tempt him to visit it regularly and to make it possible for him to live there, even though his income should be limited to his salary."

THIS INDENTURE is accordingly made the twenty-fourth day of November One thousand nine hundred and seventeen between Sir ARTHUR HAMILTON LEE of Chequers in the county of Buckingham of the first part DAME RUTH MOORE LEE THE WIFE OF THE SAID SIR ARTHUR HAMILTON LEE OF THE SECOND PART ALLAN ERNEST MESSER and ARTHUR EDWARD NICHOLLS both of No. 14 Old Jewry Chambers in the City of London Solicitors of the third part and THE PUBLIC TRUSTEE of the fourth part WHEREAS the said Sir Arthur Hamilton Lee is desirous of transferring forthwith the ownership of the Chequers Estate together with certain chattels as a free gift (in trust) to the nation subject to the conditions hereinafter set forth AND WHEREAS the said Sir Arthur Hamilton Lee also desires to create a trust fund for maintaining the Chequers Estate AND WHEREAS under any by virtue of two indentures of lease short particulars of which are set forth in the schedule hereto the said Sir Arthur Hamilton Lee and Ruth Moore Lee became and at law remain lessees of the greater part of the hereditaments hereinafter conveyed and settled for the term of twenty-one years from the twenty-ninth day of September one thousand nine hundred and nine and thereafter for their joint lives and for the life of the survivor of them at certain rents and subject to certain covenants and conditions in the said indentures respectively contained AND WHEREAS under and by virtue of an indenture dated the fifth day of April one thousand nine hundred and seventeen and made between Mary Ruth Falcke of the one part and the said Allan Ernest Messer and Arthur Edward Nicholls of the other part the fee simple and inheritance of the said hereditaments and of certain adjoining hereditaments (all hereinafter shortly collectively called "the Chequers Estate") was duly conveyed unto and to the use of the said Allan Ernest Messer and Arthur Edward Nicholls as joint tenants with the benefit of and subject to the said leases AND WHEREAS the fee simple and inheritance of the Chequers Estate was in fact purchased by and conveyed to the said Allan Ernest Messer and Arthur Edward Nicholls as agents for and with the moneys of the said Sir Arthur Hamilton Lee and the same estate is now held by them in trust for him AND WHEREAS the said Sir Arthur Hamilton Lee is also the absolute owner of the furniture pictures tapestry books manuscripts china relics works of art silver linen and other effects now in and about the Mansion House of Chequers AND WHEREAS the trusts hereinafter declared in relation to the Chequers Estate and the said trust fund would infringe certain rules of law unless these presents were confirmed and made valid by Act of Parliament and it is intended that a Bill shall be introduced into Parliament for the confirmation of these presents accordingly AND WHEREAS it is intended that the said Bill shall constitute the Commissioners of Works as defined by the Interpretation Act 1889 or some other body into a statutory corporation and that the legal ownership of the Chequers Estate shall be vested in the said Commissioners of Works or other body as custodian trustee and that such trusts fund shall be vested in the Public Trustee but that the administration of the trust shall be confided to a body of administrative trustees consisting from time to time of the holders of certain offices hereinafter mentioned NOW THIS INDENTURE WITNESSETH as follows:—

I.—Interpretation

1

In the construction of these presents the following expressions shall have the following meanings, viz:—

(a) "The settlor" shall mean the said Sir Arthur Hamilton Lee.

(b) "Lady Lee" shall mean Ruth Moore Lee his present wife.

(c) ["the custodian trustee" shall mean the Public Trustee.]

(d) "The Act" shall mean the said intended Act of Parliament confirming these presents if and when the same shall receive the Royal assent.

[(e) "The administrative trustees" shall mean a body of trustees consisting (during the lifetime of Lady Lee) of Lady Lee and the following persons and (after the death of Lady Lee) consisting of the following persons, viz:—

1. The person who is for the time being the Lord Privy Seal.

2. A person appointed by the Prime Minister.

3. A person appointed by the Minister of Works.

4. The person who is for the time being chairman of the Executive Committee of the National Trust for Places of Historic Interest or Natural Beauty.

5. The Public Trustee.

(f) Any person appointed under the last preceding paragraph by a person holding office as Prime Minister or as Minister of Works shall continue to hold that appointment (whether the person who appointed him continues to hold the relevant office or not) until he resigns or dies or his appointment is terminated by the person for the time being holding the relevant office (whichever first occurs).

(g) The appointment or termination of the appointment of any person under this clause by the Prime Minister or the Minister of Works shall be made by an instrument in writing signed by the Prime Minister or the Minister of Works as the case may be and the resignation of any person appointed under this clause shall be effected by an instrument in writing signed by that person.]

(h) . . .

(i) "The Chequers Trust Fund" shall mean a sum of not less than fifty-five thousand pounds (which may be added to from time to time) to be paid by the settlor as hereinafter provided and the investments for the time being

representing the same [and any money or other property which constitutes or represents capital money arising under the powers hereby conferred (including powers conferred by the Settled Land Act 1925 in so far as they apply for the purposes hereof) together with any other accretion to the money or property from time to time comprised in the said Fund and together also with any money or property which may from time to time be given or directed to be held upon the trusts applicable to the said Fund and accepted by the Public Trustee with the concurrence of the administrative trustees upon those trusts.]

[1A

In the construction of these presents any reference to any enactment shall (except in so far as the context otherwise requires) be construed as a reference to that enactment as amended by or under any other enactment.]

II.—Conveyance of Real Estate

2

THE said Allen Ernest Messer and Arthur Edward Nicholls as trustees and by the direction of the settlor hereby convey and the settlor and Lady Lee for the purpose of extinguishing their said leasehold interests hereby surrender and assign unto the settlor and his heirs All that mansion house known as "Chequers" situate in the parish of Ellesborough in the county of Buckingham with the gardens pleasure grounds woods stables coachhouses lodges and cottages usually occupied in connection therewith And also all those freehold hereditaments farms farmhouses and lands situate in the parishes of Ellesborough and Great and Little Kimble in the county of Buckingham all which said hereditaments (excluding the area known as Coombe Hill which has already been conveyed to the said national trust for places of historic interest) contain in the whole one thousand two hundred and thirty-two acres or thereabouts and are more particularly delineated on the plan hereto annexed and are thereon coloured red and blue Together also with all tithes and tithe rentcharges in lieu of tithes issuing or arising out of the said hereditaments or any part or parts thereof which are now vested in the said Allan Ernest Messer and Arthur Edward Nicholls in trust for the settlor And also all the manors or lordships or reputed manors or lordships of Ellesborough Chequers and Mordaunts and of Great Kimble and Little Kimble in the county of Buckingham And also all that the advowson of the parish church of Ellesborough in the same county To hold the same respectively unto the settlor and his heirs To the use of the settlor during his life without impeachment of waste and if Lady Lee shall survive the settlor then to the use of Lady Lee during her life without impeachment of waste and upon the determination or failure of the foregoing uses To the use of the custodian trustee its successors and assigns in fee simple upon the trusts hereinafter declared in relation thereto.

III.—Assignment of Chattels

3

In further pursuance of the premises the settlor as settlor hereby declares that he will

henceforth hold and stand possessed of all such furniture pictures tapestry books manuscripts china relics works of art silver linen and other effects now in and about the said mansion house of Chequers and its curtilage as are more particularly specified in an inventory which is to remain in the settlor's possession so long as he retains the right of residence at Chequers (but subject nevertheless to the right hereinafter reserved to add to weed out or improve by purchase sale or exchange the collections therein described) Upon trust for the personal use and enjoyment of himself the settlor during his life and if Lady Lee shall survive the settlor then in trust to permit and suffer Lady Lee to have the personal use and enjoyment thereof during her life and upon the determination of failure of the foregoing trusts Upon trust to deliver the said furniture pictures tapestry books manuscript china relics works of art silver linen and other effects to the custodian trustee upon the trusts herein-after declared in relation thereto.

IV.—TRUSTS

4

The custodian trustee shall hold the said hereditaments conveyed by clause 2 of these presents after the cesser of the prior trusts in favour of the settlor and Lady Lee or after the prior determination thereof in their lifetime or in the lifetime of the survivor of them Upon trust to let the administrative trustees (hereinafter appointed) into possession of the said Chequers Estate and receipt of the rents and profits thereof except as herein provided and into possession of the said manors and advowson and into possession of the said furniture pictures tapestry books manuscripts china relics works of art silver linen and other effects and to permit and suffer them without any inquiry interference or question whatsoever to manage the same as if they were absolute owners thereof Provided nevertheless as follows:—

(a) That if the settlor and Lady Lee or the survivor of them shall at any time surrender their his or her life interest in the said premises so as to accelerate the preceding trust then at the request of the parties or party surrendering the same the custodian trustee shall permit them him or her to retain during their his or her lives or life without impeachment of waste any part of the Chequers Estate not exceeding an area of five acres and not being at any point nearer to the mansion house of Chequers than one-third of a mile as a site for a small house as a residence for them him or her (such residence after the death of the survivor of them to be available for the secretary and curator hereinafter mentioned);

(b) That the settlor and Lady Lee shall have the right of burial on the hill called "Beacon Hill"; and

(c) That in the event of and notwithstanding such surrender of such life interest or interests the settlor (if then living) is to have control and management and to receive for his own benefit the profits of the Chequers farms and of the woodlands during his life or for such shorter period as he may determine and to appoint (in consultation with the administrative trustees and with the Board of Agriculture and Fisheries) the first manager after his death or prior surrender of the interests reserved to him under this sub-clause.

V.—Covenants by Sir Arthur Hamilton Lee to provide a Sum of Fifty-five thousand Pounds War Stock for Upkeep of the Estate and for delivery of Farming Stock

5

The settlor hereby covenants with the Public Trustee as follows:—

(a) That he or his legal personal representatives will as soon as possible but not later than three calendar months after His Majesty's assent shall have been given to the Act create the Chequers Trust Fund by paying to the Public Trustee or transferring to him fifty-five thousand pounds five per cent War Loan Stock of or guaranteed by the United Kingdom

. . .

(b) That on the death of the settlor or at such earlier date as he may appoint the whole of the live and dead farming stock on the Chequers farms belonging to him shall be handed over to the custodian trustee in order that the said farms may be carried on as fully stocked under the trusts hereinafter declared.

[VI.—Trusts of the Chequers Trust Fund]

6

The Public Trustee shall pay the income of the Chequers Trust Fund to the settlor during his life so long as he does not surrender his life interest in the Chequers estate for his own absolute use and benefit and after the death of the settlor such income shall be paid to Lady Lee if she shall survive him during her life or so long as she does not surrender her life interest in the Chequers Estate for her absolute use and benefit and after the death of the survivor of the settlor and Lady Lee or such earlier date as they he or she may appoint the said income shall be paid to the account of the Administrative Trustees at such bank as they shall from time to time direct and the receipt of any cashier of such bank shall be a sufficient discharge to the Public Trustee therefor.

[6A

All money and other property which constitutes or represents capital money arising under the powers hereby conferred (including powers conferred by the Settled Land Act 1925 in so far as they apply for the purposes hereof) shall be paid or transferred to the Public Trustee and shall be held by him as part of the Chequers Trust Fund.

6B

The provisions of the Settled Land Act 1925 relating to capital money arising under that Act shall apply to all money and other property comprised in the Chequers Trust Fund subject

to the last preceding clause and to the following modifications viz.:—

(a) Subsection (1) of section seventy-three of that Act shall apply as if the following paragraph were substituted for paragraph (i) of that sub-section:—

"(i) In the purchase of or at interest upon the security of such stocks funds shares securities or other investments of whatsoever nature and wheresoever and whether involving liability or not as the Public Trustee in his absolute discretion thinks fit and so that he shall have the same full and unrestricted powers of investing and transposing investments in all respects as if he were absolutely entitled to the Fund beneficially;"

(b) Any such money or property may (in addition to any other authorised mode of investment of application) be applied in or towards the payment of any compensation from time to time payable in respect of any part of the Chequers Estate under the [Agricultural Holdings Act 1986, except section 60(2)(b) or 62 of that Act].

(c) Any power to apply any such money or property in payment for improvements authorised by the Settled Land Act 1925 or in the making of any payment as for an improvement so authorised shall be exercisable as the administrative trustees think fit and section eighty-four of that Act shall not apply for the purposes hereof.

(d) The application of any such money or property (otherwise than by way of investment in accordance with the provision set out in paragraph (a) of this clause) shall be at the direction of the administrative trustees and the Public Trustee shall out of the Chequers Trust Fund pay to them or to such person as they may direct any sum which they may direct to be so paid for any purpose for which money or property comprised in the Fund is applicable hereunder.

(e) Subject to the last preceding paragraph the Chequers Trust Fund shall be under the control and management of the Public Trustee.]

VII.—The Trusts to be administered by the Administrative Trustees

7

During the joint lives of the settlor and Lady Lee and the life of the survivor of them the Administrative Trustees shall have no administrative functions unless the settlor and Lady Lee or the survivor of them previously surrender their rights in the Chequers Estate and in the Chequers Trust Fund in which case the following duties shall be accelerated.

8

After the death of the survivor of the settlor and Lady Lee or such earlier date at which they or the survivor of them may have surrendered their his or her rights in the Chequers Estate and in the Chequers Trust Fund the Administrative Trustees shall administer the said hereditaments hereby conveyed and the said furniture pictures tapestry books manuscripts china relics works of art silver linen and other effects hereby assigned and also the income of the Chequers Trust Fund according to the following trusts viz:—

(a) As to the Mansion House and grounds and the said furniture pictures tapestry books manuscripts china relics works of art silver linen and other effects hereby assigned upon trust to keep the same in good repair and condition with a staff of not less than four resident indoor servants and with the necessary number of gardeners and labourers and properly warmed and lighted and generally in a fit state as a furnished residence fit for occupation and upon further trust to permit and suffer the Prime Minister for the time being to occupy use and enjoy the same as a furnished country residence for such periods continuous or discontinuous as he may in his absolute discretion think fit.

(b) But if any Prime Minister shall decline to avail himself of the rights hereby conferred upon him then so long as he shall so decline similar rights shall be offered by the Administrative Trustees to the following persons and in the following order viz:—

The Chancellor of the Exchequer for the time being

The Secretary of State for Foreign Affairs for the time being

The Secretary of State for the Colonies for the time being

The United States Ambassador of the Court of St James's for the time being

The First Lords of the Admiralty for the time being

The Secretary of State for War for the time being

The Speaker of the House of Commons for the time being

The Lord Chief Justice of England for the time being

or to the respective persons for the time being holding similar positions to the above:

Provided that it shall be lawful for the Prime Minister at any time (notwithstanding that he may have declined to avail himself of the rights hereby conferred upon him) to occupy use and enjoy the said mansion house and premises on his giving to the Administrative Trustees three calendar months' notice in writing of his intention to do so.

(c), (d) . . .

(e) see Folio 422

[(f) If from time to time there is any income of the Chequers Trust Fund which in the opinion of the Administrative Trustees is not required to meet the payments mentioned in the last preceding paragraph or to be set aside for meeting future payments thereunder the Administrative Trustees shall direct that income to be added to the capital of the Fund and it shall be paid to the Public Trustee and held by him as part of the Fund accordingly.]

[8A

For the purposes of section twenty-nine of the Settled Land Act 1925 the trusts hereof shall be deemed to be public trusts and accordingly the powers referred to in subsection (1) of that section shall be exercisable by the administrative trustees in relation to the Chequers Estate PROVIDED that the powers to sell lease or exchange land and the power to raise money on the security of land—

(a) shall not apply to the mansion house or to the gardens adjacent thereto or any part thereof, and

(b) shall not be exercised in respect of any other part of the Chequers Estate unless the transaction has previously been approved by the person who (on the date of the contract of sale or other contract in question) is the Prime Minister.

8B

The administrative trustees shall secure that all woodlands for the time being comprised in the Chequers Estate shall be managed in accordance with the rules or practice of good forestry.

8C

Without prejudice to the generality of clause 8A hereof the administrative trustees shall have power to cut and sell any timber on the Chequers Estate but where any such timber is sold by the administrative trustees the whole of the net proceeds of sale shall be treated as capital money arising as mentioned in clause 6A hereof and shall be paid to the Public Trustee accordingly.

8D

The purposes for which money may be raised by mortgage shall (in addition to the purposes authorised by section seventy-one of the Settled Land Act 1925) include the payment of any compensation from time to time payable in respect of any part of the

Chequers Estate under the [Agricultural Holdings Act 1986, except section 60(2)(b) or 62 of that Act].

8E

The administrative trustees may sell any of the chattels from time to time vested in the custodian trustee upon the trusts hereof and where any such chattels are sold the net proceeds of sale may either be dealt with as capital money in accordance with clause 6A hereof or may be applied as if they were income of the Chequers Trust Fund or may be invested by the administrative trustees in the purchase of other chattels of the same or any other nature which when purchased shall be held by the custodian trustee upon and subject to the same trusts and powers as the chattels sold PROVIDED that the power to sell chattels under this clause shall not be exercised except in pursuance of a decision of the trustees in which the chairman of the trustees concurs.]

VIII.—Proceedings of Administrative Trustees

[9

The administrative trustees may act notwithstanding a vacancy among their members.]

[10

The person who is for the time being the Lord Privy Seal shall be the chairman of the administrative trustees but if he is absent from any meeting of the administrative trustees such of the trustees as are present at the meeting may choose one of their number to be their chairman for the purposes of that meeting.

11

Any of the powers of the administrative trustees may be exercised at a duly convened meeting of the trustees at which two or more of the trustees are present notwithstanding that one or more of the trustees are not present at the meeting or that the decision to exercise the power is taken by those present and voting or a majority of them and that one or more of the administrative trustees do not concur therein PROVIDED that in relation to the power conferred by clause 8E hereof this clause shall have effect subject to the proviso to that clause.

12

Subject to the provisions of these presents the administrative trustees may regulate their own procedure.]

14

The administrative trustees may from time to time employ any agent and in particular may

from time to time appoint and dismiss a secretary and curator whose duty it shall be to keep records of all meetings issue notice by the direction of the chairman or acting chairman and generally to superintend the details of administration to make payments out of the Chequers Trust Fund and generally to act as the agent of the administrative trustees.

IX.—General Provisions

15

It being one of the main objects of the settlor that the present external and internal features of Chequers shall be preserved intact as far as possible IT IS HEREBY EXPRESSLY DECLARED that:—

(a) The name of "Chequers" shall never be changed;

[(b) In the exercise of their powers of sale leasing exchange and raising money in relation to land comprised in the Chequers Estate (other than the mansion house and the gardens adjacent thereto) and of their powers under clauses 8C and 8E hereof and generally in the exercise of their powers of management the administrative trustees shall have regard to the need for preserving the enjoyment of the mansion house and the gardens adjacent thereto as a suitable country residence for the Prime Minister and in particular shall refrain from making any avoidable change in the distinctive features and character of the said mansion house and gardens.]

[15A

For the purposes of the application of any provisions of the Settled Land Act 1925 in accordance with any of the preceding clauses hereof (including the application of any such provisions by virtue of section twenty-nine of that Act in accordance with clause 8A hereof) any reference in those provisions to the settlement shall be construed as a reference to these presents and any reference to the settled land shall be construed as a reference to the Chequers Estate.]

16

If and as the settlor and Lady Lee or the survivor of them desire to improve the collections of furniture pictures tapestry books china works of art silver linen and other effects hereby settled during their lives and the life of the survivor of them or during such shorter period as they or the survivor of them shall remain in occupation of the Chequers Estate it shall be lawful for them or the survivor of them during such periods to add to weed out and improve by purchase sale or exchange any of the said collections of furniture pictures tapestry books china works of art silver linen and other effects which they or the survivor of them in their his or her absolute discretion may think capable of improvement or unworthy of being retained as the case may be.

17–19

. . .

20

If for any reason whatsoever the trusts of these presents should completely fail or if Chequers should be left unoccupied by any of the official persons for whose benefit the said trusts are intended for a continuous period of upwards of twenty consecutive years then and in such case if the settlor and Lady Lee or either of them shall then be living the whole of the real and personal estate comprised in and settled by these presents shall be conveyed and transferred free of expense to the settlor and Lady Lee or the survivor of them for their his or her absolute benefit but if both the settlor and Lady Lee shall then be dead then the whole of the said real and personal estate (except the pictures relics and works of art and the Chequers Trust Fund) shall be sold and the net proceeds of such sale shall be added to the capital of the Chequers trust fund which trust fund shall thenceforth be held by the Public Trustee Upon trust to pay the income thereof to the Trustees of the National Gallery in London to be applied by them for or towards the purchase of additional pictures for the nation and in that event the whole of the pictures relics and works of art hereby settled shall be handed over to the Trustees of the said National Gallery for exhibition in any of the National Collections.

. . .

IN WITNESS ETC.

The SCHEDULE above referred to

Date of Lease	**Parties**
(1) 8th November 1909	Ponsonby Bagot and Villiers Spencer Bagot of first part.
	Henry Jacob Delaval Astley of second part.
	Sir Arthur Hamilton Lee and Lady Lee of third part.
(2) 6th April 1911	Henry Jacob Delaval Astley of first part.
	The Honourable Ralph Pelham Nevill and the Honourable Charles Gathorne Gathorne Hardy the second part.
	Sir Arthur Hamilton Lee and Lady Lee of third part.

Signed sealed and delivered

by the above-named Sir Arthur Hamilton Lee

(Signed) ARTHUR L.S.

in the presence of .. .. HAMILTON LEE

FAITH MOORE, Spinster,

.. .. 17, Berkeley Square,

.. .. London, W.

EDWARD HENRY CARSON, M.P., P.C.

.. .. 5, Eaton Place,

.. .. London, S.W.

Signed sealed and delivered

by the above-named Dame Ruth Moore Lee

(Signed RUTH MOORE LEE. L.S.

in the presence of

FAITH MOORE, Spinster,

.. .. 17, Berkeley Square,

.. .. London, W.

EDWARD HENRY CARSON, M.P., P.C.,

.. .. 5, Eaton Place,

.. .. London, S.W.

Signed sealed and delivered

by the above-named Allan Ernest Messer and Arthur Edward Nicholls

(Signed) ALLAN E. MESSER. .. .. .. L.S.

(Signed) ARTHUR E. NICHOLLS .. .. L.S.

in the presence of .. ..

W. A. FRITH, Solicitor,

IRENE SAUNDERS, Spinster,

Clerks with Messrs. Lawrence, Webster & Nicholls, Solicitors,

.. .. 14, Old Jewry Chambers, E.C.

Sealed with the Official Seal

of the Public Trustee

(Signed) C. J. STEWART, Public Trustee

in the presence of— .. ..

J. STOCKER, Civil Servant,

.. .. Public Trustee Department,

.. .. Kingsway, W.C.

The Official Seal of the Public Trustee.

NOTES

Initial Commencement

Royal Assent

Royal Assent: 20 December 1917: (no specific commencement provision).

Amendment

Words in square brackets in paras 6B, 8D substituted by the Agricultural Holdings Act 1986, ss 99, 100, Sch 13, para 3, Sch 14, para 5; other amendments made by the Chequers Estate Act 1958, s 1, Schedule.

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end of selection