

# Project ReTurn

24th May 2023

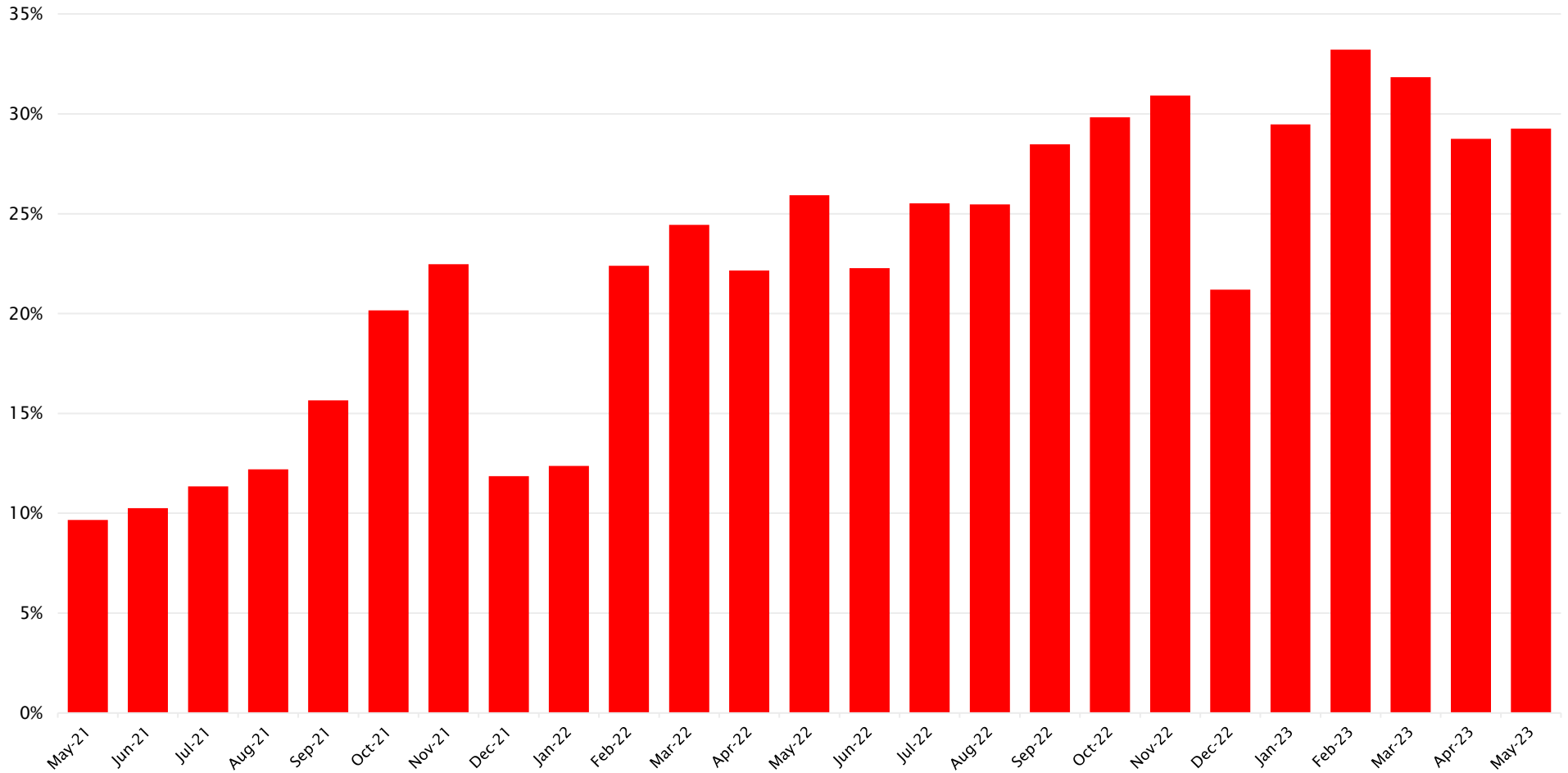
Monthly Report

# ReTurn - Report 24/05/23

- Once again, a combination of two consecutive Bank Holiday Mondays and, to a lesser extent, industrial action have combined to impact on office attendance and travel data over the last few weeks. National average occupancy for the first three weeks of May was 29.3%, against 27.9% for the full month of April (slide 3). Interestingly, during the Bank Holiday weeks, while occupancy fell to the usual bare minimum on the Mondays, occupancy patterns for the rest of week were largely unchanged – indicating that people were not taking the rest of the week off in significant numbers.
- The recent weekly data has therefore been volatile, with occupancy falling below 30% in the first two weeks of May. However, as is often the case, occupancy recovered strongly after the Bank Holidays to reach 34.1% for last week. The performance of individual cities has remained relatively stable – with Leeds, Manchester and Cardiff doing well and Edinburgh seeing its best result of the survey. London meanwhile continues to perform in line with the national average, with the West End recently regaining top spot from Docklands and the City consistently in third place.
- The latest transport data (slide 10) should be taken with a degree of scepticism given the recent strikes and intermittent data collection. However, on the days for which data was collected, national rail usage finally reached its pre-Covid level. London Bus usage is ahead of the London Tube but both remain well below their pre-pandemic levels. Pret sales (slide 11) had a very strong second half of April, with Scotland reaching pre-Covid levels for the first time in a year and London’s West End also doing well. In the final week of April, London’s City Worker locations had their strongest week in over two years, but were still marginally below their pre-Covid levels. Civil service occupancy in central London has rebounded and has been above 60% for each of the last four weeks of available data (slide 12).
- Aviva has had a degree of success in getting its 16,000 UK staff back to the office after basing part of the senior management team’s bonuses on how successful they were in getting their teams back. The aim was to get staff to spend about 50% of their time in the office and the majority are now back two days a week.
- Lloyds Banking Group has told its hybrid workers to spend at least two days a week in the office, via a note from chief executive Charlie Nunn. Card swipe data will be used to monitor their return and will be shared with senior leadership teams. In cases where staff are unwilling to increase the number of days in the office, managers may have “more formal conversations” about their role. The bank is also running pilot schemes in the coming months to look at “compressed working”, whereby staff work full-time hours but over fewer days.
- South Cambridgeshire District Council launched a four day week trial in January which saw desk-based staff work fewer hours for the same pay, having the option to either take Monday or Friday off. The trial has now been extended for a further year and has been recommended to the council’s leadership, as well as a three-month trial for other teams.
- The Labour Party is reportedly considering giving people the legal right to work from home, as one of the proposals in its National Policy Framework document, which will help form its manifesto ahead of the next general election. The proposal would make “flexible working the default from day one for all workers, except where it is not reasonably feasible”.

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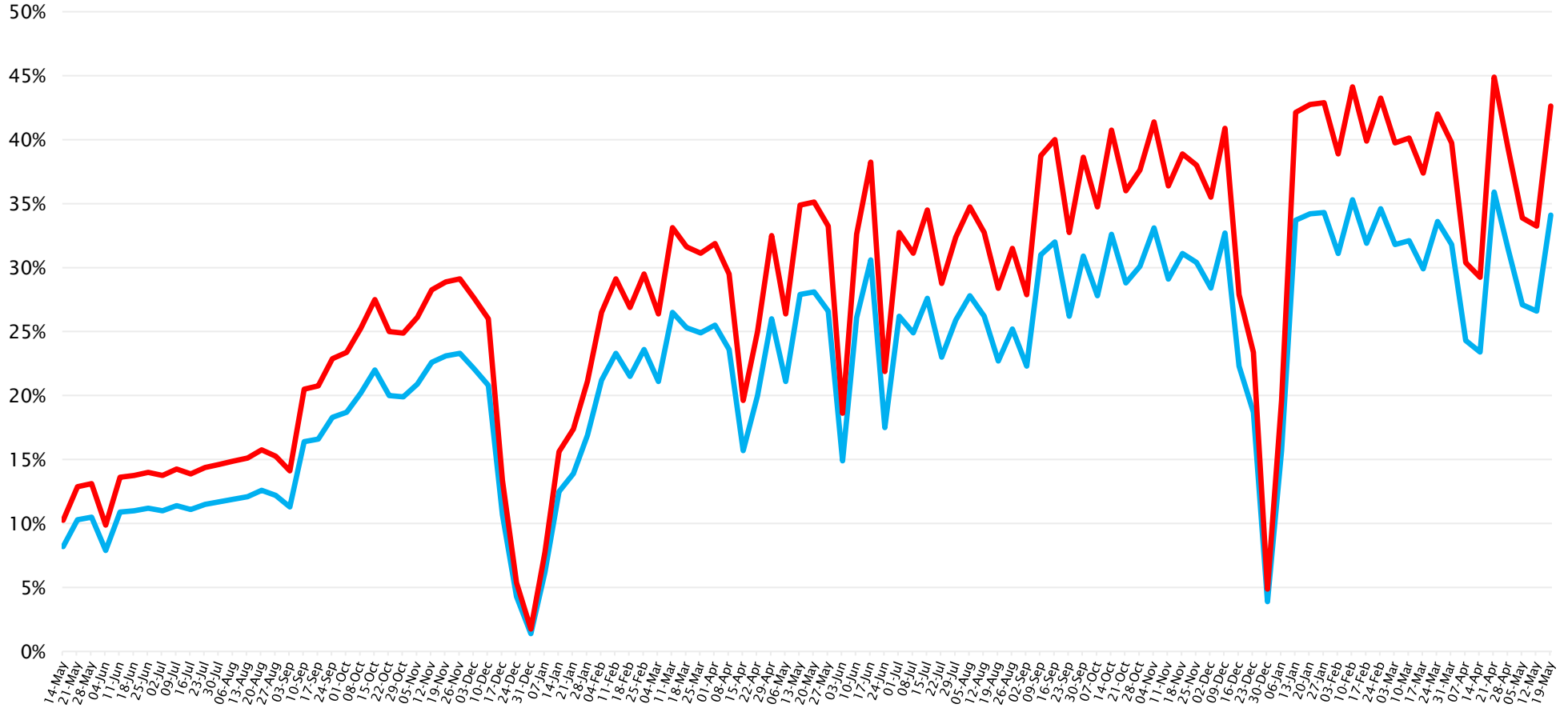
## Office Occupancy (Monthly Average)



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## National Average Office Occupancy

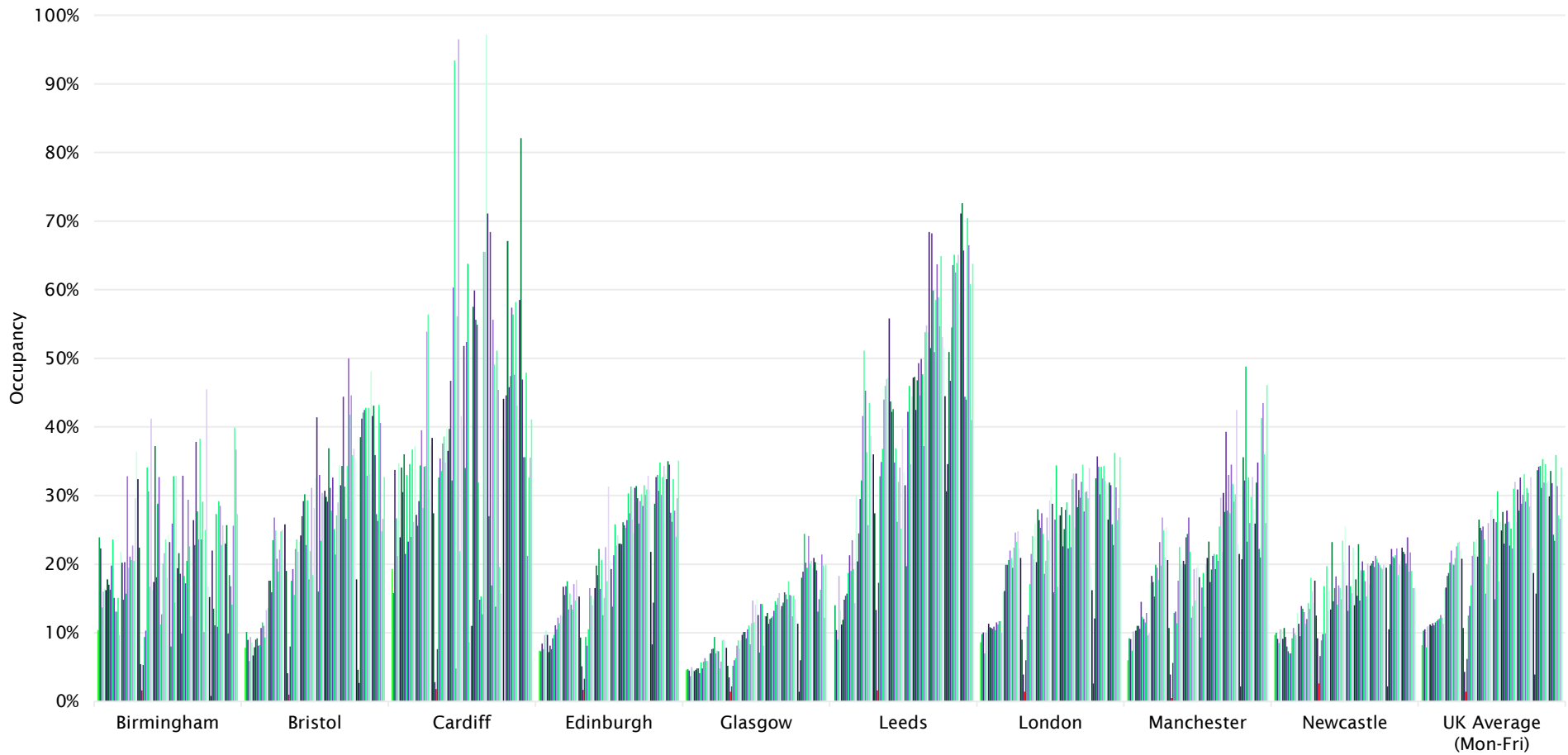
— UK Average (Mon-Fri) — Adjusted (80%)



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## Breakdown by City - office occupancy

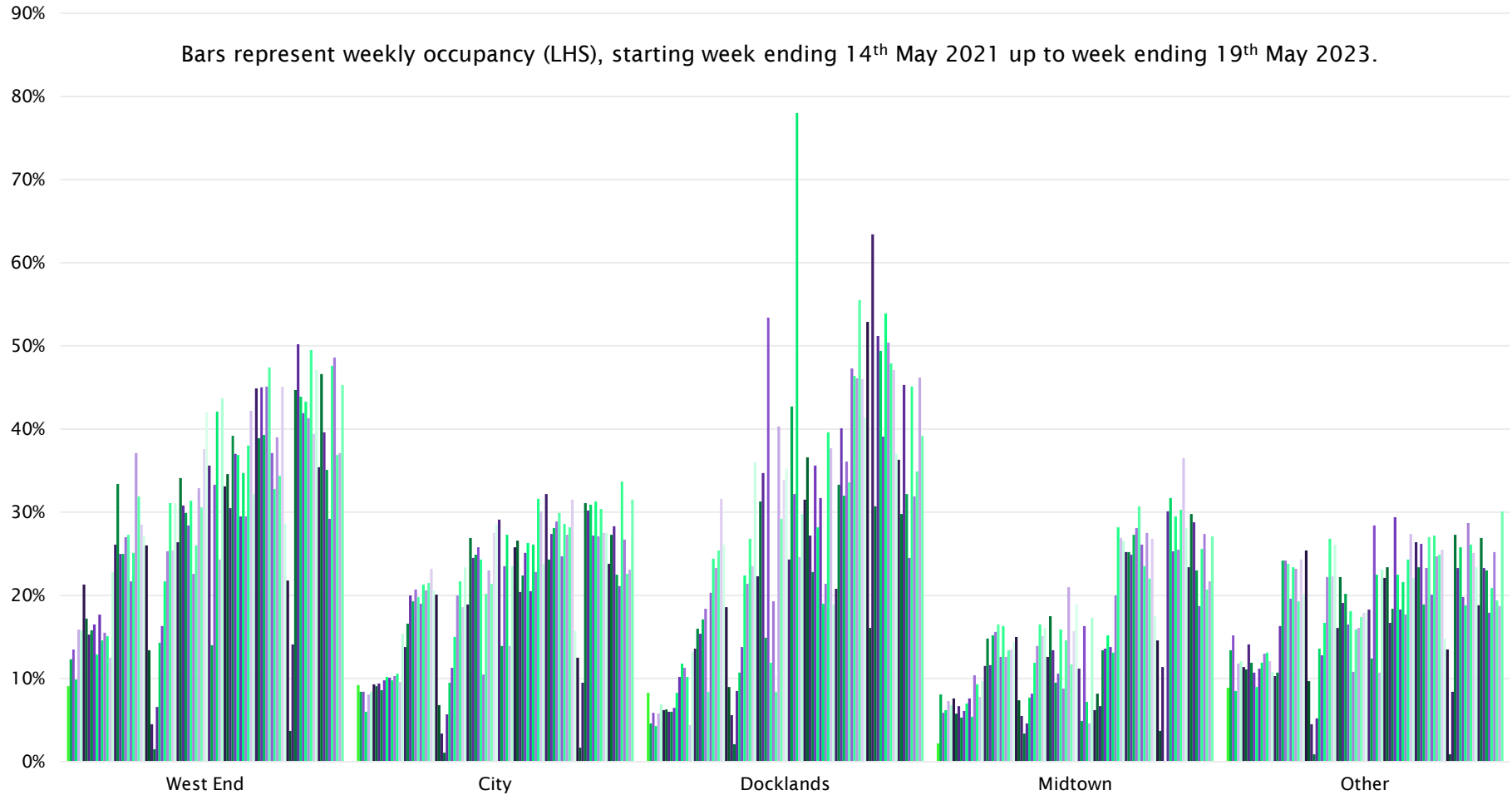
Bars represent weekly occupancy (LHS), starting week ending 14<sup>th</sup> May 2021 up to week ending 19<sup>th</sup> May 2023.



Dates relate to the week ending Friday.

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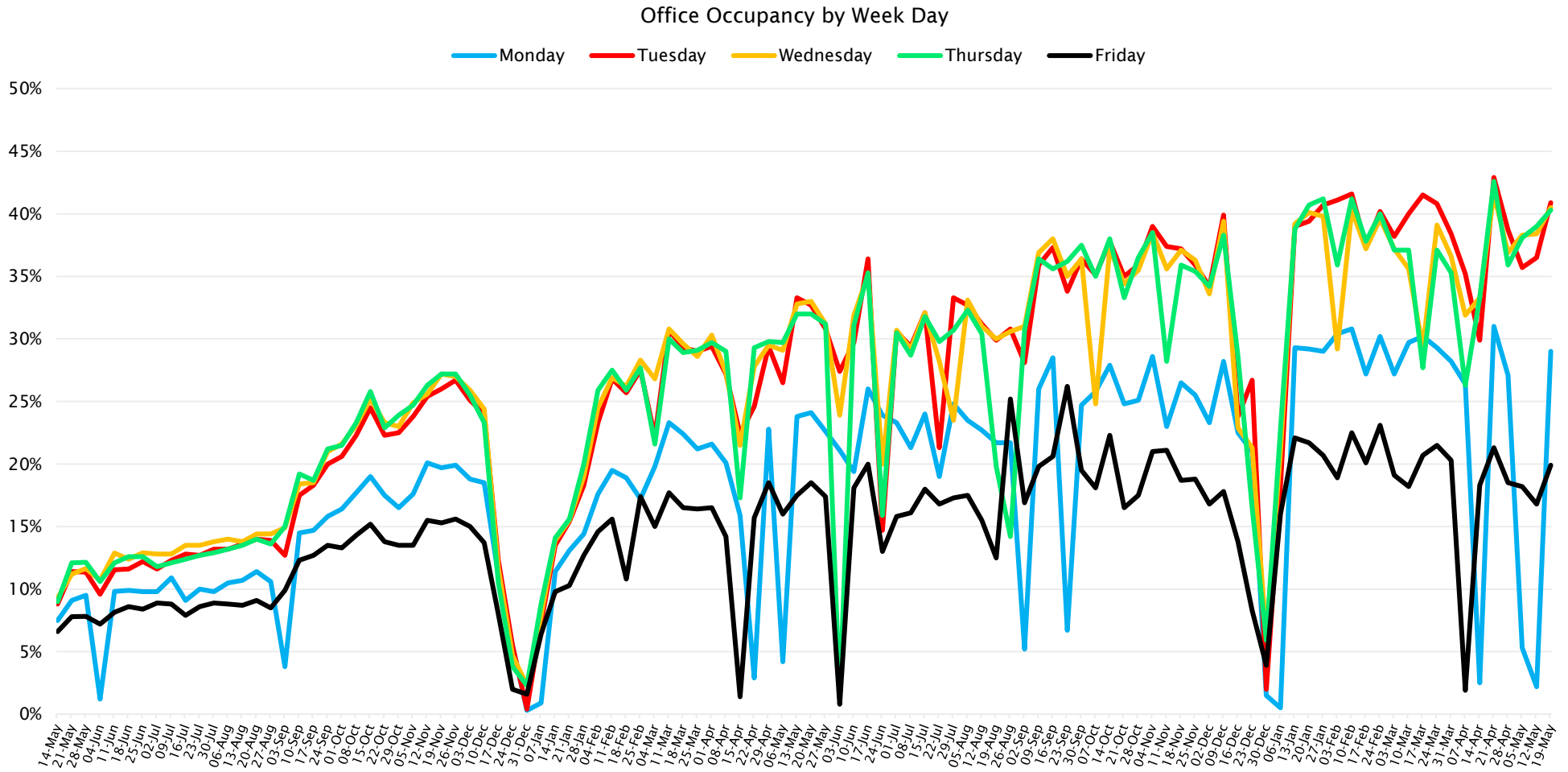
## London Sub-markets



Dates relate to the week ending Friday

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Weekday office occupancy

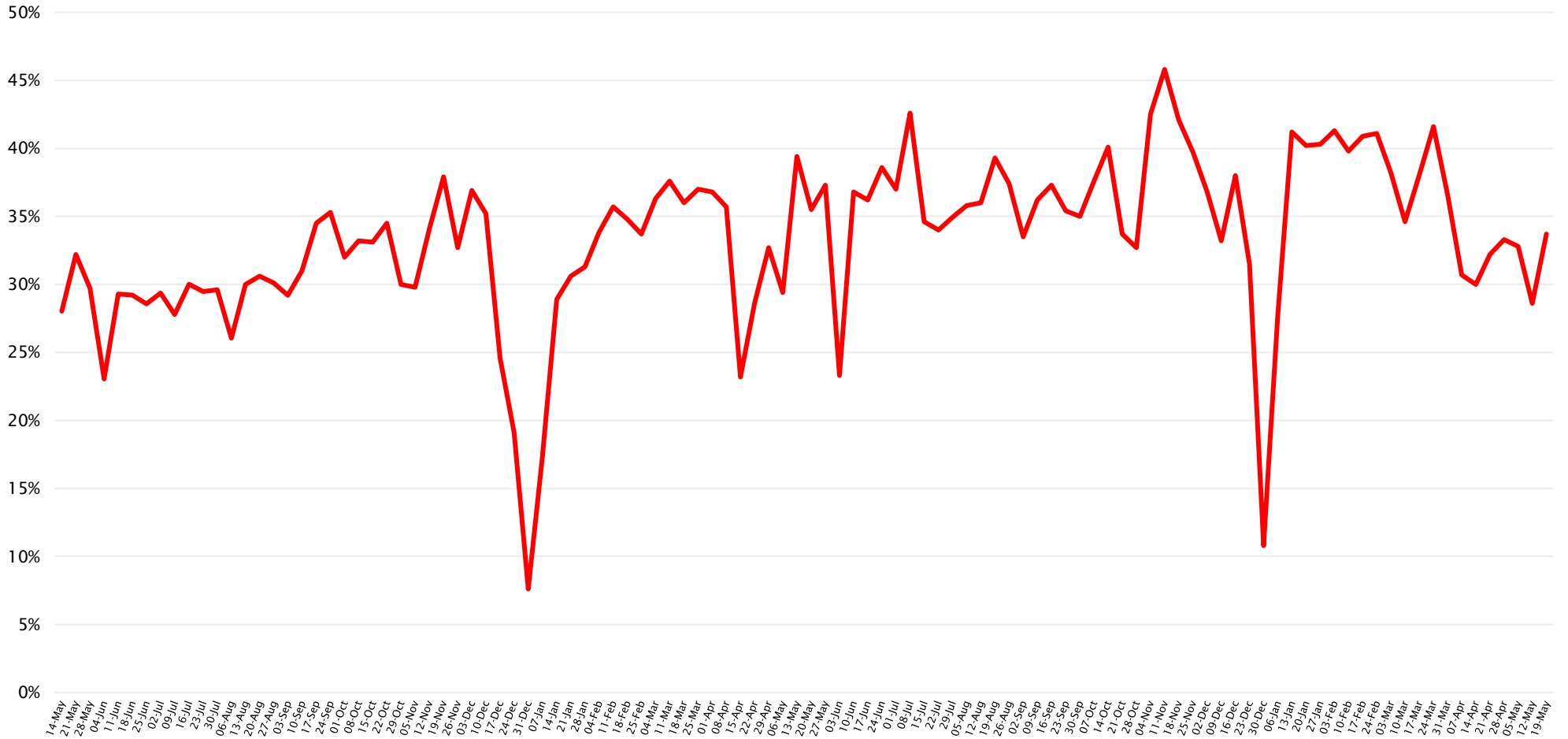


Dates relate to the week ending Friday

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Car Park Utilisation Rates

— National Average

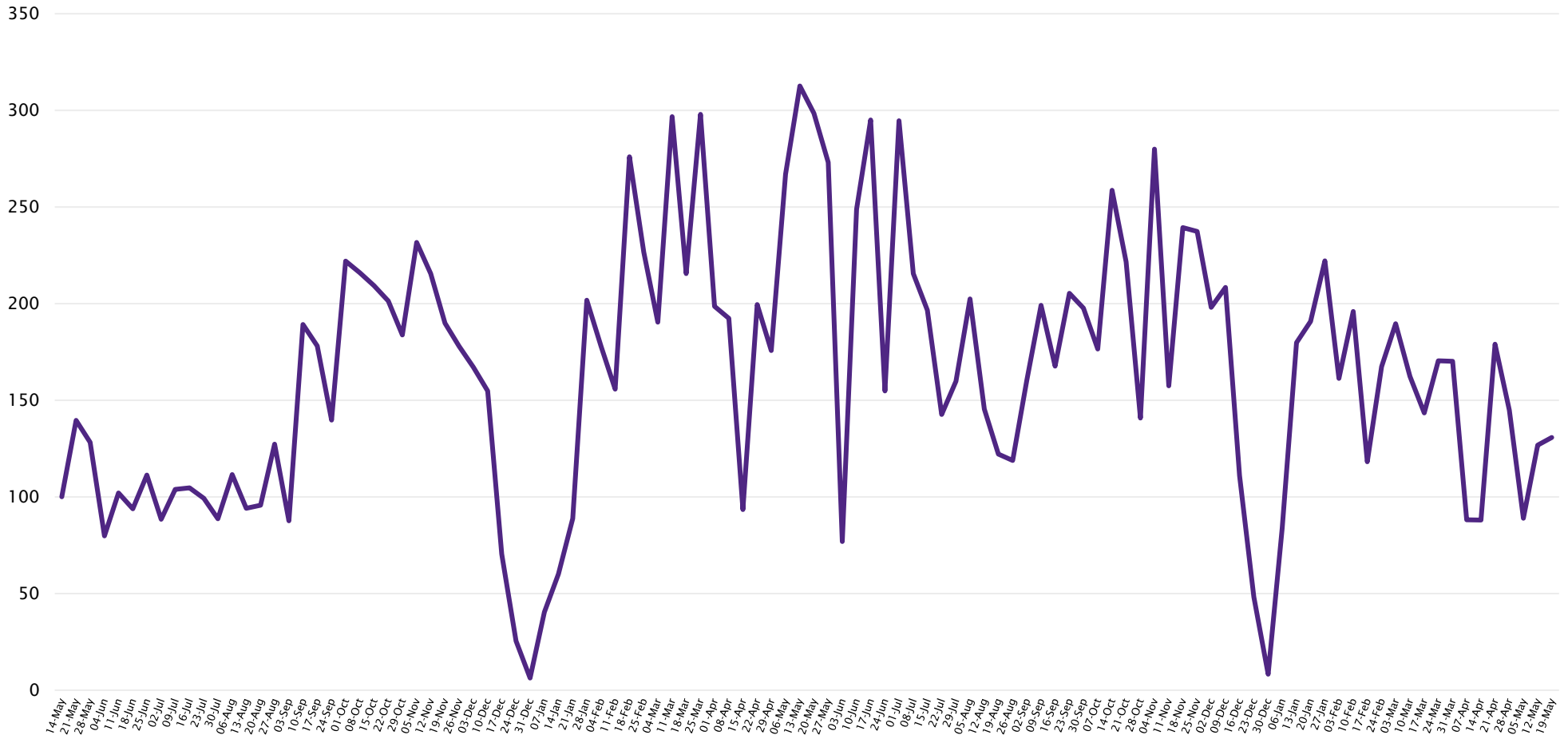


Dates relate to week ending Friday.



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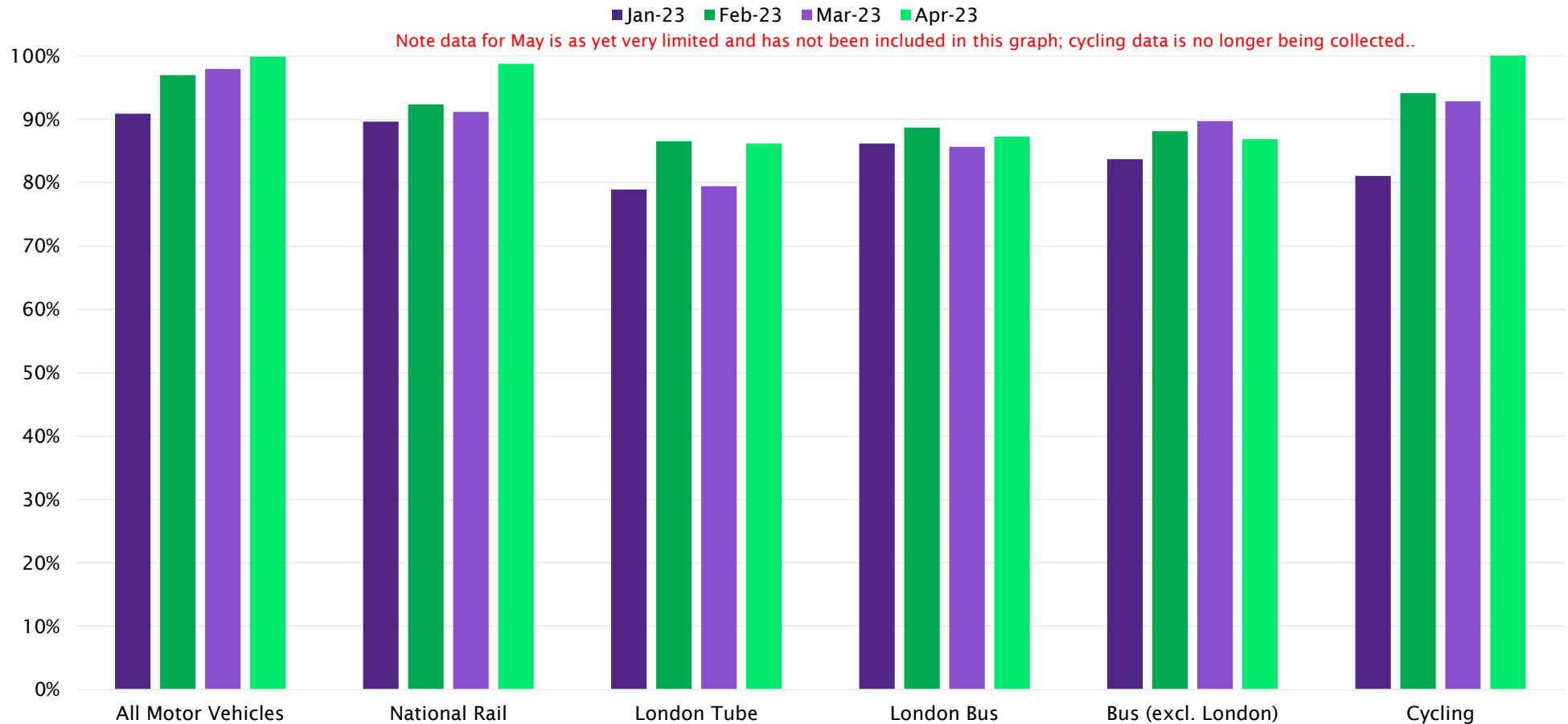
Office Visitor Index  
Base 100 = W/E 14th May 2021



Dates relate to week ending Friday.

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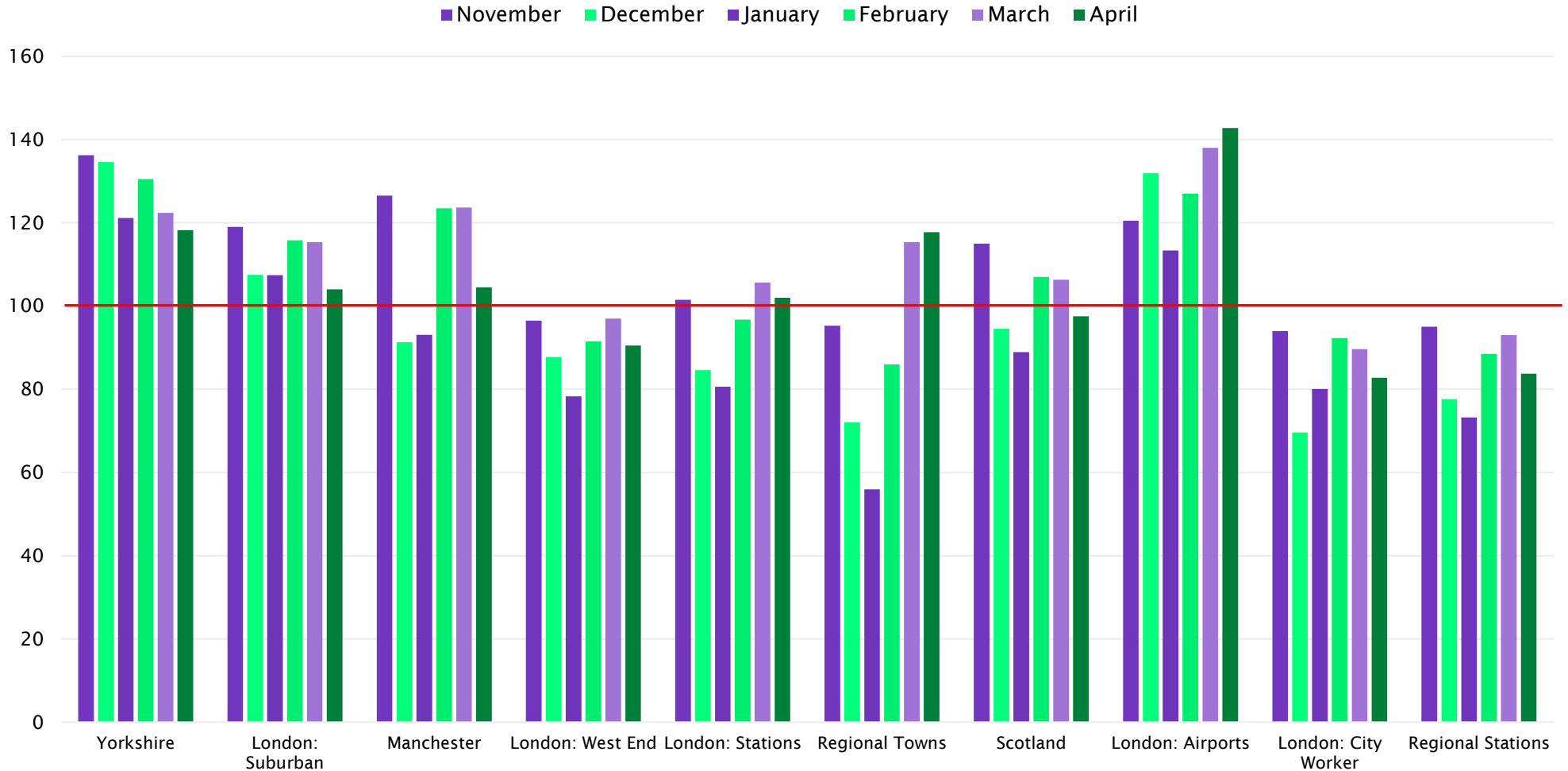
## Transport Use in 2023, as a % of February 2020



Source: Department for Transport. Data is level of usage compared with early 2020; note that data for each mode may be collected on a slightly different basis and may not be directly comparable. This data is now published monthly; latest available data is to 8<sup>th</sup> May, albeit very limited for this month. No rail data is collected on strike days, which may impact on the monthly averages. Cycling data is no longer being collected.

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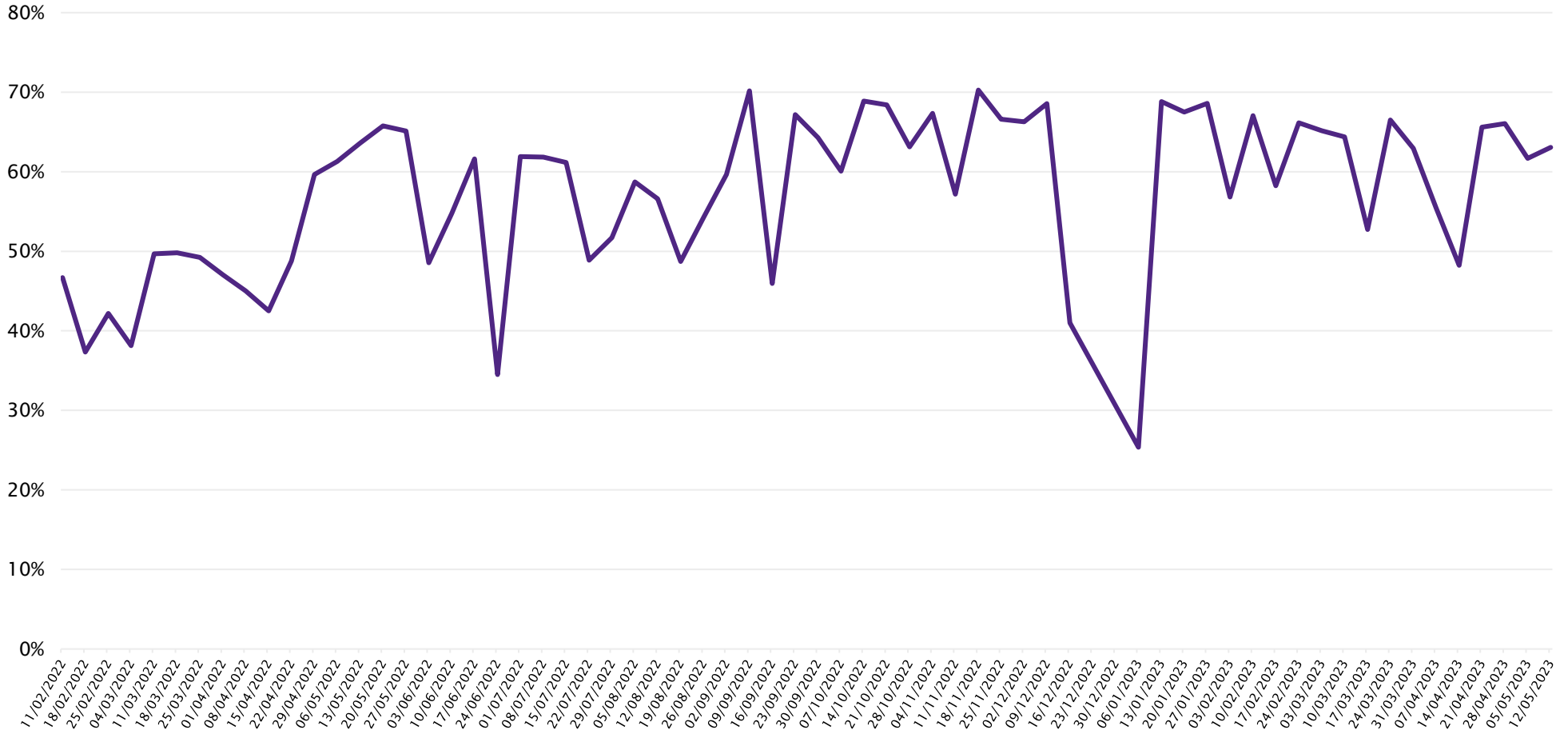
Index of Pret transactions as a proportion of their average weekly level in the first four weeks of 2020



Source: ONS/Pret a Manger. Latest data available to week ending 27<sup>th</sup> April.

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Civil Service Headquarters Occupancy (Central London)



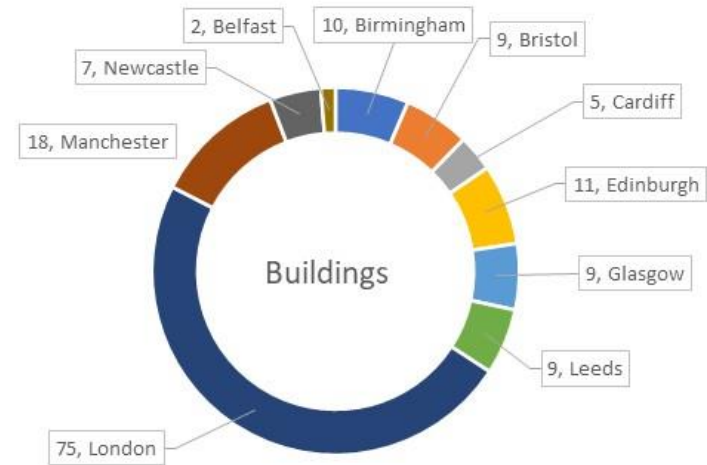
Source: [www.gov.uk](http://www.gov.uk)

Based on an average of 19 Whitehall departments (includes one in Belfast)  
Dates relate to the week ending Friday

# ReTurn - Report - 24/05/23

## The Sample

	Buildings	Leases	Car Spaces	Capacity # People
Belfast	2	7	16	1,850
Birmingham	10	57	599	8,585
Bristol	9	81	1,026	7,326
Cardiff	5	24	311	4,000
Edinburgh	11	80	517	14,695
Glasgow	9	88	1,047	11,515
Leeds	9	92	728	7,286
London	75	755	1,883	128,181
Manchester	18	268	3,863	31,722
Newcastle	7	70	301	5,150
Total	155	1,522	10,291	220,310



Currently, 13 companies are contributing to the data collection, with more expected to join in the coming weeks.

Our sample comprises **155** office buildings in ten major UK cities, covering over **1,500** leases and **200,000** potential workers.

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