

# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

## INTRODUCTION

### Land holdings – tables 6.1, 6.2 & 6.3

*1,000 hectares = 3.86 sq miles*

The Ministry of Defence (MOD) is one of the largest landowners in the country, with an estate equal to over 1% of the UK land mass. The estate, spread over approximately 4,000 sites, is critical to the effectiveness of the Armed Forces. It is used for training and accommodation and provides a base from which operations can be instigated.

Following a review of the method by which the statistics on the land holdings were prepared, a new method has been adopted using the Defence Property Gazetteer (DPG). This takes advantage of the advances that have taken place in computerised mapping to provide a more accurate representation of the extent of the Defence Estate, to reflect current estate management processes and align these statistics with others reported to Parliament such as the National Asset Register.

The adoption of this new method will allow for greater flexibility in reporting statistics and the opportunity of including different statistics in the future.

The figures presented include land occupied by all MOD Top Level Budget (TLB) holders (including United States Visiting Forces (USVF) occupied sites); all Trading Funds and Agencies (including Defence Support Group (DSG), Defence Science & Technology Laboratory (DSTL), Hydrographic and Meteorological Offices).

The total area (freehold and leasehold) of the Defence Estate is some 230 thousand hectares with additional rights and grants of over 205 thousand hectares. It is held solely to support the delivery of Defence capability. The Defence Infrastructure Organisation (DIO) came into existence on 1 April 2011 as recommended in the Defence Reform Review replacing the existing Defence Estates (DE) organisation and includes TLB property and facilities management functions. The DIO manages property assets ranging from barracks and airfields to rural training areas. These are valued at about £20 billion. The annual cost of new construction, maintenance and property management is over £2 billion.

The decrease of some 8,000 hectares in the freehold & leasehold figure from that reported in 2010 primarily reflects the improved accuracy of the new method of measurement and partly the ongoing disposal programme of surplus land. The increase in land held as rights and grants represents improvement in the recording of these areas under the new methodology, including in the figures, for the first time, significant areas with training rights in the North of England and Scotland.

The figures do not currently include land held by the Volunteer Estate (VE). However, it is intended to include these at a later date when the relevant data has been incorporated into the DPG.

Due to the way the data is held in the DPG it is no longer possible to show the extent of foreshore held by the MOD, so separate figures for this are no longer shown, but are included in the totals provided.

For more information, visit the Defence Infrastructure Organisation website at:

<http://www.mod.uk/DefenceInternet/Microsite/dio/>

**Table 6.1** shows the area of land occupied by each Service and whether owned, leased or with legal rights. The MOD owns 230 thousand hectares of land and foreshore. The Centre occupies the largest area at 189 thousand hectares, with access to a further 205 thousand hectares from various rights and grants. The significant increase in the size of land occupied by the Centre and decrease in that occupied by other Services is primarily the result of the transfer of responsibility for the Defence Training Estate (DTE) from the three Services to DIO (part of the Centre). It also includes the transfer of parts of the former Royal Navy estate to Defence Equipment & Support (DE&S).

**Table 6.2** shows the area of MOD holdings by country. England accounts for the largest portion of MOD land holdings, where the MOD owns 179 thousand hectares and has access to a further 84 thousand hectares in rights and grants. As indicated above a separate figure for foreshore is no longer provided.

**Table 6.3** shows the area of MOD holdings by type of use, such as airfields, training areas and barracks. Training areas occupy the largest area at 361 thousand hectares (about 1,400 square miles), including rights over 204 thousand hectares representing over 80% of the total holdings. As the 2011 figures are based on the new methodology it is difficult to draw significant conclusions for the changes between these and the 2010 figures as any changes will be affected by definitional differences between the methods, however in future years a deeper analysis will be possible.

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### Larger areas of the Defence Estate

#### Salisbury Plain, Wiltshire

The Army has been connected with Salisbury Plain since 1897 and the total area of the current estate is just over 38,000 hectares. It is 25 miles by 10 miles (40km by 16km) and occupies about one ninth of the area of Wiltshire.

Much of the land is let to farmers or is grazed under licence. Approximately 12,150 hectares of the land is used for live firing and as impact areas. Public access is permanently restricted in certain areas for safety reasons.

#### Catterick and Feldom Training Area, Yorkshire

The area's military history dates from as far back as 1798. Later, General Lord Baden-Powell, based in Richmond from 1908 to 1910, as GOC the Northumbrian Division, was tasked by the War Office to establish a military training centre in the north of England, and he chose Catterick. Its status as a permanent training centre was secured in 1921 and a period of intensive building followed. The land comprising the current training area was acquired between 1921 and 1985 and its current size is some 8,000 hectares.

In conjunction with military training, Catterick Training Area is predominantly used for livestock grazing, while the better in-bye land is farmed more intensively for hay, silage and arable crops.

#### Otterburn Training Area, Northumberland

A military presence, in the form of Roman legions, existed in the Otterburn area as long ago as the first and second centuries AD. In 1911, the War Office bought 7,690 hectares of land and the artillery ranges were extended during the Second World War.

The training area now consists of some 22,900 hectares of land, all owned by the MOD, and is the largest single impact area range in the UK. It is partitioned into three separate Danger Areas: Redesdale Range, Otterburn Range, Bellshields Demolition Area and has three Outside Gun Areas. Some 45,000 soldiers use the area each year. The Cheviot Dry Training Area is to the north of these areas. Otterburn Training Area also includes 2 ranges at Ponteland near Newcastle and at Whitburn on the coast between Newcastle and Sunderland. In 2007 DTE Otterburn expanded to include Ballykinler and Magilligan training areas in Northern Ireland.

#### Dartmoor Training Area, Devon

Military training has taken place on Dartmoor since the early 1800s, being used intensively for tactical exercises with live ammunition during the Second World War. Today the MOD uses (by freehold, lease or licence) approximately 12,760 hectares of the National Park's 94,400 hectares. The Dartmoor Training Area is used for light forces' exercises, mostly for Royal Marines and other units based in the southwest.

There are three Range Danger Areas: Okehampton, Merrivale and Willsworthy, which when this land is not in use for live firing, provide for dry training with blank ammunition. There are smaller training areas at Cramber and Ringmoor.

#### RAF Spadeadam, Cumbria

Located on the edge of the Wark Forest between Hadrian's Wall and the Scottish Borders, the site now occupied by the RAF used to be known as the Spadeadam Wastes, mostly remote and uninhabited, until 1957 when the Intermediate Range Ballistic Missile Test Centre was built.

RAF Spadeadam is home to the Electronic Warfare Tactics Range, one of two such facilities in Europe, offering a unique facility for the training of aircrews in a hostile Electronic Warfare environment. The Range is contained within Low Flying Area 13, which extends from Hawick in Scotland, South to Alston in England, and from Langholm in the West to Hexham in the East.

RAF Spadeadam provides realistic Electronic Warfare training for aircrew, primarily for the RAF, but other NATO Air Forces use the range as well.

The land area is about 3,642 hectares, making it the largest RAF Station in the UK. The majority of this land is sub-let for timber production to the Forestry Commission.

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### Sennybridge Training Area, Powys

Sennybridge Training Area (SENTA) the third largest training area in the UK is a major Field Firing Area. Requisitioned in 1939 and taken over as a Royal Artillery Practice Camp in 1940, it consists of some 12,000 hectares of land owned by the MOD on the Mynydd Epynt, a wild plateau covered largely by blanket bog and grass, and an additional 2,500 hectares leased from Forest Enterprises in the Crychan Forest available for limited training.

The Epynt Way a 56 mile (90 km) circular permissive bridleway that follows on or near to the boundary of SENTA was opened in 2004.

### Service Family Accommodation – tables 6.4 & 6.5

The organisation responsible for managing all the Service Family Accommodation (SFA) for the Royal Navy and Marines, the Army and the Royal Air Force in the UK is the DIO Directorate of Operations Accommodation (formerly known as DE Directorate Operations Housing and the Defence Housing Executive prior to that). The Directorate operates through a network of seven Housing Information Centres (HICs), in three regions, which report to the Directorate Head Office located at RAF Brampton in Cambridgeshire. The Director of Operations Accommodation reports to the DIO Chief Operating Officer.

In November 1996 most of the MOD's housing stock in England and Wales was sold to a private company, Annington Homes Limited (AHL). The homes required for Service families were leased back, with the condition that the MOD release a minimum number of properties over 25 years for disposal by AHL.

**Table 6.4** shows the numbers of Service Family Accommodation properties in the UK and the numbers and proportion vacant. There are around 49,000 properties in the UK, of which around 6,000 are currently vacant. This represents a decrease in the percentage of vacant housing from 15% to 12% of total stock since 2010 and a reduction of nine percentage points from 2008 peak.

**Table 6.5** shows the surveyed condition of Service Family Accommodation properties within Great Britain. Around 96% of properties for which information is available are assessed as Standard 1 or 2 (good condition, or requiring minor improvements) as of 31st March 2011.

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**Table 6.1** Land holdings by parent service area and whether owned, leased or with legal rights, at 1 April each year in thousand hectares

These holdings include land declared as surplus to defence requirements.  
A thousand hectares is 3.86 square miles.

	2000	2005	2006	2007	2008	2009 <sup>1</sup>	2010 <sup>1</sup>	2011 <sup>2</sup>
<b>Total land &amp; foreshore holdings and rights held<sup>3</sup></b>	<b>363.3</b>	<b>365.7</b>	<b>365.6</b>	<b>365.6</b>	<b>373.4</b>	<b>372.0</b>	<b>371.0</b>	<b>   435.3</b>
<b>Land and foreshore holdings</b>	<b>238.5</b>	<b>240.7</b>	<b>240.7</b>	<b>240.7</b>	<b>240.3</b>	<b>239.0</b>	<b>238.0</b>	<b>   230.4</b>
Freehold	219.9	220.4	220.4	220.4	220.0	219.0	218.0	209.8
Leasehold	18.6	20.4	20.3	20.3	20.3	20.0	20.0	20.6
<b>Rights held<sup>3</sup></b>	<b>124.8</b>	<b>124.9</b>	<b>124.9</b>	<b>124.9</b>	<b>133.1</b>	<b>133.0</b>	<b>133.0</b>	<b>   204.9</b>
<i>of which:</i>								
<b>Naval Service<sup>4</sup></b>	<b>39.3</b>	<b>43.9</b>	<b>43.9</b>	<b>43.9</b>	<b>43.6</b>	<b>44.0</b>	<b>44.0</b>	<b>   2.3</b>
<b>Land and foreshore holdings</b>	<b>13.1</b>	<b>17.7</b>	<b>17.7</b>	<b>17.7</b>	<b>17.4</b>	<b>18.0</b>	<b>18.0</b>	<b>   2.2</b>
Freehold	10.7	15.2	15.2	15.2	14.9	15.0	15.0	2.1
Leasehold	2.4	2.5	2.5	2.5	2.5	3.0	3.0	0.1
<b>Rights held<sup>3</sup></b>	<b>26.2</b>	<b>26.2</b>	<b>26.2</b>	<b>26.2</b>	<b>26.2</b>	<b>26.0</b>	<b>26.0</b>	<b>   0.1</b>
<b>Army<sup>4</sup></b>	<b>243.9</b>	<b>245.1</b>	<b>245.1</b>	<b>245.1</b>	<b>245.2</b>	<b>245.0</b>	<b>245.0</b>	<b>   15.1</b>
<b>Land and foreshore holdings</b>	<b>155.9</b>	<b>157.0</b>	<b>157.0</b>	<b>157.0</b>	<b>157.1</b>	<b>157.0</b>	<b>157.0</b>	<b>   14.7</b>
Freehold	152.1	151.4	151.4	151.4	151.4	151.0	151.0	14.2
Leasehold	3.8	5.7	5.7	5.7	5.7	6.0	6.0	0.5
<b>Rights held<sup>3</sup></b>	<b>88.0</b>	<b>88.1</b>	<b>88.1</b>	<b>88.1</b>	<b>88.1</b>	<b>88.0</b>	<b>88.0</b>	<b>   0.5</b>
<b>Royal Air Force<sup>4</sup></b>	<b>48.6</b>	<b>46.6</b>	<b>46.6</b>	<b>46.6</b>	<b>46.6</b>	<b>46.0</b>	<b>45.0</b>	<b>   21.7</b>
<b>Land and foreshore holdings</b>	<b>39.3</b>	<b>37.3</b>	<b>37.3</b>	<b>37.3</b>	<b>37.3</b>	<b>37.0</b>	<b>36.0</b>	<b>   21.7</b>
Freehold	30.9	29.0	29.0	29.0	29.0	28.0	28.0	17.8
Leasehold	8.4	8.3	8.3	8.3	8.3	8.0	8.0	3.9
<b>Rights held<sup>3</sup></b>	<b>9.3</b>	<b>9.3</b>	<b>9.3</b>	<b>9.3</b>	<b>9.3</b>	<b>9.0</b>	<b>9.0</b>	<b>   -</b>
<b>The Centre<sup>5</sup></b>	<b>27.4</b>	<b>26.3</b>	<b>26.3</b>	<b>26.3</b>	<b>34.5</b>	<b>34.0</b>	<b>34.0</b>	<b>   392.8</b>
<b>Land and foreshore holdings</b>	<b>26.1</b>	<b>25.0</b>	<b>25.0</b>	<b>25.0</b>	<b>25.0</b>	<b>25.0</b>	<b>25.0</b>	<b>   188.6</b>
Freehold	25.1	24.0	24.0	24.0	24.0	24.0	24.0	172.7
Leasehold	1.0	1.0	1.0	1.0	1.0	1.0	1.0	15.9
<b>Rights held<sup>3</sup></b>	<b>1.3</b>	<b>1.3</b>	<b>1.3</b>	<b>1.3</b>	<b>9.5</b>	<b>10.0</b>	<b>10.0</b>	<b>   204.3</b>
<b>Other<sup>6</sup></b>	<b>4.1</b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</b>	<b>4.0</b>	<b>4.0</b>	<b>   3.3</b>
<b>Land and foreshore holdings</b>	<b>4.1</b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</b>	<b>3.8</b>	<b>4.0</b>	<b>4.0</b>	<b>   3.3</b>
Freehold	1.0	0.8	0.8	0.8	0.8	1.0	1.0	3.2
Leasehold	3.1	3.0	3.0	3.0	3.0	3.0	3.0	0.1
<b>Rights held<sup>3</sup></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>   -</b>

Source: MOD Defence Infrastructure Organisation

- The figures presented for years 2009 and 2010 were rounded to the nearest thousand hectares.
- Data for 2011 has been compiled using a new spatial dataset which allows for greater accuracy in the measurement of the estate, because of this new dataset comparable figures for earlier years are not available. Figures have been rounded to the nearest hundred hectares.
- Rights held are land and foreshore that are not owned by, or leased to MOD, but over which the Department has limited rights under grants and rights.
- The reduction in values for 2011 reflect the outcome of the Defence Estate Training Review with the Training Estate now transferred to the Defence Infrastructure Organisation, part of the Centre.
- The Centre includes Defence Equipment & Support, Defence Infrastructure Organisation (including former Defence Training Estate (hence the marked increase in values for 2011) and Service family quarters leased from Annington Property Ltd.) and Centre TLBs.
- Includes Permanent Joint Headquarters and Trading Funds.

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## LAND HOLDINGS

**Table 6.2** Land holdings by country and whether owned, leased or with legal rights, at 1 April each year in thousand hectares

These holdings include land declared as surplus to defence requirements.  
A thousand hectares is 3.86 square miles.

	2000	2005	2006	2007	2008	2009 <sup>1</sup>	2010 <sup>1</sup>	2011 <sup>2</sup>
<b>Land &amp; foreshore holdings and Rights held<sup>3</sup></b>	<b>363.3</b>	<b>365.7</b>	<b>365.6</b>	<b>365.6</b>	<b>373.4</b>	<b>372.0</b>	<b>371.0</b>	<b>435.3</b>
<b>Land and foreshore holdings</b>	<b>238.5</b>	<b>240.7</b>	<b>240.7</b>	<b>240.7</b>	<b>240.3</b>	<b>239.0</b>	<b>238.0</b>	<b>230.4</b>
Freehold	219.9	220.4	220.4	220.4	220.0	219.0	218.0	209.8
Leasehold	18.6	20.4	20.3	20.3	20.3	20.0	20.0	20.6
<b>Rights held<sup>3</sup></b>	<b>124.8</b>	<b>124.9</b>	<b>124.9</b>	<b>124.9</b>	<b>133.1</b>	<b>133.0</b>	<b>133.0</b>	<b>204.9</b>
<b>England</b>	<b>226.3</b>	<b>224.2</b>	<b>224.2</b>	<b>224.2</b>	<b>223.9</b>	<b>223.0</b>	<b>221.0</b>	<b>263.3</b>
<b>Land and foreshore holdings</b>	<b>191.8</b>	<b>189.8</b>	<b>189.8</b>	<b>189.8</b>	<b>189.5</b>	<b>188.0</b>	<b>187.0</b>	<b>179.1</b>
Freehold	176.2	172.5	172.5	172.5	172.2	171.0	170.0	164.5
Leasehold	15.6	17.3	17.3	17.3	17.3	17.0	17.0	14.6
<b>Rights held<sup>3</sup></b>	<b>34.5</b>	<b>34.4</b>	<b>34.4</b>	<b>34.4</b>	<b>34.4</b>	<b>34.0</b>	<b>34.0</b>	<b>84.1</b>
<b>Wales</b>	<b>23.0</b>	<b>22.9</b>	<b>22.9</b>	<b>22.9</b>	<b>22.9</b>	<b>23.0</b>	<b>23.0</b>	<b>23.4</b>
<b>Land and foreshore holdings</b>	<b>20.8</b>	<b>20.7</b>	<b>20.7</b>	<b>20.7</b>	<b>20.7</b>	<b>21.0</b>	<b>21.0</b>	<b>20.1</b>
Freehold	20.6	20.5	20.5	20.5	20.5	21.0	21.0	19.8
Leasehold	0.2	0.2	0.2	0.2	0.2	-	-	0.3
<b>Rights held<sup>3</sup></b>	<b>2.2</b>	<b>2.2</b>	<b>2.2</b>	<b>2.2</b>	<b>2.2</b>	<b>2.0</b>	<b>2.0</b>	<b>3.3</b>
<b>Scotland</b>	<b>110.7</b>	<b>115.3</b>	<b>115.3</b>	<b>115.3</b>	<b>123.5<sup>r</sup></b>	<b>124.0</b>	<b>124.0</b>	<b>146.4</b>
<b>Land and foreshore holdings</b>	<b>22.7</b>	<b>27.2</b>	<b>27.2</b>	<b>27.2</b>	<b>27.2<sup>r</sup></b>	<b>28.0<sup>r</sup></b>	<b>28.0<sup>r</sup></b>	<b>28.9</b>
Freehold	20.2	24.6	24.6	24.6	24.6	25.0	25.0	23.5
Leasehold	2.5	2.6	2.6	2.6	2.6	3.0	3.0	5.4
<b>Rights held<sup>3</sup></b>	<b>88.0</b>	<b>88.1</b>	<b>88.1</b>	<b>88.1</b>	<b>96.3</b>	<b>96.0</b>	<b>96.0</b>	<b>117.4</b>
<b>Northern Ireland</b>	<b>3.3</b>	<b>3.2</b>	<b>3.2</b>	<b>3.2</b>	<b>3.2</b>	<b>3.0</b>	<b>3.0</b>	<b>2.2</b>
<b>Land and foreshore holdings</b>	<b>3.2</b>	<b>3.1</b>	<b>3.1</b>	<b>3.1</b>	<b>3.1</b>	<b>3.0</b>	<b>3.0</b>	<b>2.2</b>
Freehold	2.9	2.8	2.8	2.8	2.8	3.0	3.0	2.0
Leasehold	0.3	0.3	0.3	0.3	0.3	-	-	0.2
<b>Rights held<sup>3</sup></b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Land and foreshore holdings</b>	<b>238.5</b>	<b>240.7</b>	<b>240.7</b>	<b>240.7</b>	<b>240.3</b>	<b>239.0</b>	<b>238.0</b>	<b>230.4<sup>4</sup></b>
<b>Land</b>	<b>219.9</b>	<b>222.1</b>	<b>222.1<sup>r</sup></b>	<b>222.1<sup>r</sup></b>	<b>221.7</b>	<b>221.0</b>	<b>220.0</b>	<b>..</b>
England	176.6	174.5	174.5	174.5	174.2	173.0	172.0	..
Wales	19.7	19.7	19.7	19.7	19.7	20.0	20.0	..
Scotland	20.6	25.0	25.0	25.0	24.9	25.0	25.0	..
Northern Ireland	3.0	2.9	2.9	2.9	2.9	3.0	3.0	..
<b>Foreshore</b>	<b>18.6</b>	<b>18.6</b>	<b>18.6</b>	<b>18.6</b>	<b>18.6</b>	<b>18.0</b>	<b>18.0</b>	<b>..</b>
England	15.3	15.3	15.3	15.3	15.3	15.0	15.0	..
Wales	1.0	1.0	1.0	1.0	1.0	1.0	1.0	..
Scotland	2.1	2.1	2.1	2.1	2.1	2.0	2.0	..
Northern Ireland	0.2	0.2	0.2	0.2	0.2	-	-	..

Source: MOD Defence Infrastructure Organisation

1. The figures presented for years 2009 and 2010 were rounded to the nearest thousand hectares.
2. Data for 2011 has been compiled using a new spatial dataset which allows for greater accuracy in the measurement of the estate, because of this new dataset comparable figures for earlier years are not available. Figures have been rounded to the nearest hundred hectares
3. Rights held are Land and foreshore that are not owned by, or leased to MOD, but over which the Department has limited rights under grants and rights.
4. Separate figures for land and foreshore are no longer recorded

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## LAND HOLDINGS

**Table 6.3** Land holdings by type of use and whether owned, leased or with legal rights, at 1 April each year in thousand hectares

These holdings include land declared as surplus to defence requirements.  
A thousand hectares is 3.86 square miles.

	2000	2005	2006	2007	2008	2009 <sup>1</sup>	2010 <sup>1</sup>	2011 <sup>2</sup>
<b>Airfields</b>	<b>26.2</b>	<b>26.4</b>	<b>26.4</b>	<b>26.4</b>	<b>26.2</b>	<b>26.0</b>	<b>25.0</b>	<b>16.6</b>
Freehold	24.5	24.7	24.7	24.7	24.5	24.0	23.0	16.1
Leasehold	0.2	0.2	0.2	0.2	0.2	-	-	0.5
Rights <sup>3</sup>	1.5	1.5	1.5	1.5	1.5	2.0	2.0	-
<b>Naval bases</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	<b>1.0</b>	<b>1.0</b>	<b>0.9</b>
Freehold	1.1	1.1	1.1	1.1	1.1	1.0	1.0	0.9
Leasehold	0.1	0.1	0.1	0.1	0.1	-	-	-
Rights <sup>3</sup>	-	-	-	-	-	-	-	-
<b>Training areas, ranges</b>	<b>278.2</b>	<b>283.5</b>	<b>283.5</b>	<b>283.5</b>	<b>291.6</b>	<b>291.0</b>	<b>291.0</b>	<b>361.3</b>
Freehold	145.3	148.8	148.8	148.8	148.7	148.0	148.0	144.0
Leasehold	13.3	15.2	15.2	15.2	15.2	15.0	15.0	13.1
Rights <sup>3</sup>	119.6	119.5	119.5	119.5	127.7	128.0	128.0	204.3
<b>Barracks, camps</b>	<b>10.8</b>	<b>11.4</b>	<b>11.4</b>	<b>11.4</b>	<b>11.4</b>	<b>11.0</b>	<b>12.0</b>	<b>12.1</b>
Freehold	10.0	10.6	10.6	10.6	10.6	11.0	11.0	11.6
Leasehold	0.3	0.3	0.3	0.3	0.3	-	-	-
Rights <sup>3</sup>	0.5	0.5	0.5	0.5	0.5	1.0	1.0	0.4
<b>Storage, supply depots</b>	<b>10.8</b>	<b>11.7</b>	<b>11.7</b>	<b>11.7</b>	<b>11.7</b>	<b>12.0</b>	<b>11.0</b>	<b>7.1</b>
Freehold	10.3	11.2	11.2	11.2	11.2	11.0	11.0	7.1
Leasehold	0.1	0.1	0.1	0.1	0.1	-	-	0.1
Rights <sup>3</sup>	0.4	0.4	0.4	0.4	0.4	-	-	-
<b>Research and Development</b>	<b>22.0</b>	<b>18.4</b>	<b>18.4</b>	<b>18.4</b>	<b>18.4</b>	<b>18.0</b>	<b>18.0</b>	<b>19.0</b>
Freehold	20.5	16.8	16.8	16.8	16.8	16.0	16.0	15.4
Leasehold	0.9	1.0	1.0	1.0	1.0	1.0	1.0	3.6
Rights <sup>3</sup>	0.6	0.6	0.6	0.6	0.6	1.0	1.0	-
<b>Radio &amp; W/T stations</b>	<b>7.3</b>	<b>6.4</b>	<b>6.4</b>	<b>6.4</b>	<b>6.4</b>	<b>6.0</b>	<b>6.0</b>	<b>3.4</b>
Freehold	5.6	5.1	5.1	5.1	5.1	5.0	5.0	3.3
Leasehold	0.6	0.6	0.6	0.6	0.6	1.0	1.0	0.1
Rights <sup>3</sup>	1.1	0.7	0.7	0.7	0.7	1.0	1.0	-
<b>Miscellaneous</b>	<b>6.8</b>	<b>6.7</b>	<b>6.7</b>	<b>6.7</b>	<b>6.6</b>	<b>7.0</b>	<b>7.0</b>	<b>14.9</b>
Freehold	2.4	2.2	2.2	2.2	2.1	2.0	2.0	11.5
Leasehold	3.2	2.8	2.8	2.8	2.8	3.0	3.0	3.3
Rights <sup>3</sup>	1.2	1.7	1.7	1.7	1.7	2.0	2.0	0.1
<b>Defence land used for agricultural purposes<sup>4</sup></b>	<b>92.2</b>	<b>106.3</b>	<b>..<sup>5</sup></b>	<b>..<sup>5</sup></b>	<b>..<sup>5</sup></b>	<b>..<sup>5</sup></b>	<b>..<sup>5</sup></b>	<b>..<sup>5</sup></b>
Grazing only	50.3	71.0	..	..	..	..	..	..
Full agricultural use	41.9	35.3	..	..	..	..	..	..

Source: MOD Defence Infrastructure Organisation

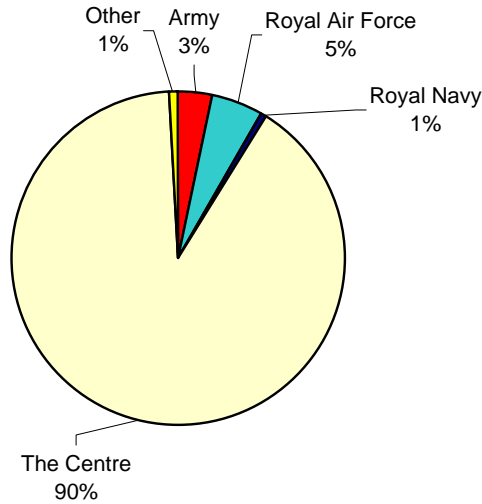
- The figures presented for years 2009 and 2010 were rounded to the nearest thousand hectares.
- Data for 2011 has been compiled using a new spatial dataset which allows for greater accuracy in the measurement of the estate, because of this new dataset comparable figures for earlier years are not available. Figures have been rounded to the nearest hundred hectares
- Rights held are land and foreshore that are not owned by, or leased to MOD, but over which the Department has limited rights under grants and rights.
- Values are included within the usage totals above.
- Following changes in the tenancies of agricultural land, these data are no longer available.

# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

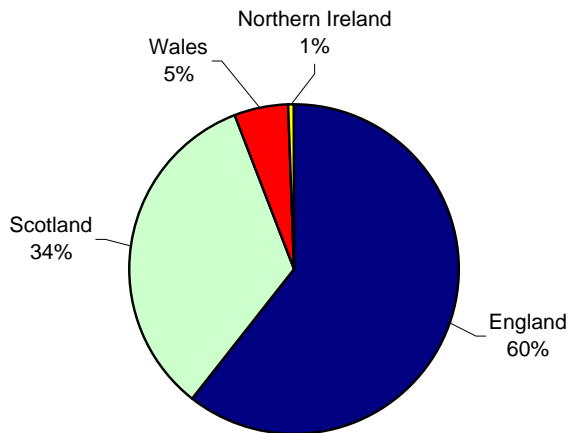
## LAND HOLDINGS

Charts to tables **6.1, 6.2, 6.3** Analysis of land holdings, at 1 April 2011

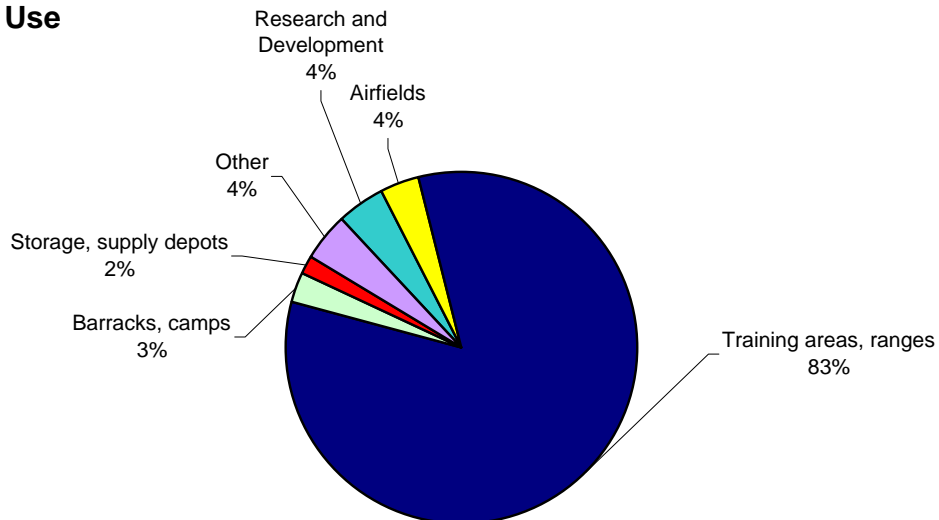
### Parent Service area



### Country



### Type of Use



# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

## BUILDINGS

**Table 6.4 Service Family Accommodation in the United Kingdom, at 31 March each year in thousands of dwellings**

The Defence Infrastructure Organisation's Directorate of Operations Accommodation is responsible for Service Family Accommodation (SFA) in the UK, having assumed responsibility for Northern Ireland from 1 April 2008. At 31st March 2011 it managed some 49,100 properties. The planned reduction in UK Permanent Holdings has seen around 650 properties disposed of in the last year.

### Vacant properties

There are about 6,000 vacant properties in the UK. A number of these are awaiting incoming deployments, modernisation or disposal, whilst the remainder are available to let or are already under offer to Service families.

### Number of Occupants

DIO Ops Accommodation provides SFA for entitled Service personnel in accordance with Tri-Service Accommodation Regulations, as well as for other entitled/eligible personnel, and for core welfare purposes. SFA can also be utilised for other defence purposes such as Single Living Accommodation.

DIO Ops Accommodation also reports on the number of Substitute Service Family Accommodation (SSFA) properties occupied by entitled Service personnel, i.e. those who would otherwise occupy SFA were it available when and where required. SSFA is private property, is not part of DIO Ops Housing stock, and is provided under contract.

At 1 April 2011 there were around 42,800 entitled and eligible occupants in England, Wales and Scotland in SFA, to which must be added 1,680 in SSFA.

### Permanent holdings

		<i>Thousands</i>							
		2000	2005	2006	2007	2008	2009	2010	2011
<b>United Kingdom</b>	<b>64.8</b>	<b>51.9</b>	<b>51.8</b>	<b>51.1</b>	<b>51.2</b>	<b>49.9</b>	<b>49.1</b>	<b>49.1</b>	
England & Wales	55.9	45.3	45.1	44.9	45.2	44.9	44.1	44.2	
Scotland	5.7	3.8	3.8	3.5	3.6	3.2	3.2	3.2	
Northern Ireland	3.2	2.8	2.9	2.7	2.4	1.8	1.8	1.7	

### Vacant accommodation

		<i>Thousands</i>							
		2000	2005	2006	2007	2008	2009	2010	2011
<b>United Kingdom</b>	<b>14.7</b>	<b>7.9</b>	<b>9.5</b>	<b>10.1</b>	<b>10.5</b>	<b>8.4</b>	<b>7.3</b>	<b>6.0</b>	
England & Wales	12.6	6.7	7.9	8.2	8.1	7.3	6.1	5.0	
Scotland	1.7	0.7	0.8	0.8	0.9	0.6	0.6	0.5	
Northern Ireland	0.4	0.5	0.8	1.1	1.5	0.5	0.6	0.5	

### Vacant properties as a percentage of all dwellings

		<i>Percentage</i>							
		2000	2005	2006	2007	2008	2009	2010	2011
<b>United Kingdom</b>	<b>23</b>	<b>15</b>	<b>18</b>	<b>20</b>	<b>21</b>	<b>17</b>	<b>15</b>	<b>12</b>	
England & Wales	23	15	18	18	18	16	14	11	
Scotland	30	18	21	23	25	19	18	16	
Northern Ireland	13	18	28	41	63	28	34	29	

Source: MOD Defence Infrastructure Organisation



# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

## BUILDINGS

**Table 6.5** Surveyed condition of Service Family Accommodation in the United Kingdom at 31 March each year in thousands of dwellings

Defence Infrastructure Organisation's Directorate Operations Accommodation intent is that by March 2013 very little, if any, of the occupied UK Service Family Accommodation (SFA) estate should be below Standard 2 for Condition as set out in the Defence Accommodation Management Strategy and the aspiration is to have all properties at Standard 1 for Condition by 2020 subject to funding. Core properties are those that are expected to be required in the long term. Not all of the existing stock will be upgraded as some will be handed back to Annington Homes Ltd or disposed of by DIO.

At 31 March 2011, 93% of properties were at either Standard 1 for Condition or Standard 2 for Condition, with the remainder at Standard 3 or 4. However, this figure does not take into account the Standard for Condition data for SFA in Northern Ireland and an analysis of these stock holdings would raise the overall number of properties at or above Standard 2 for Condition to 96%.

Standard for Condition categories:

All SFA is rated by Standard for Condition on a scale of 1 to 4, with 1 being the highest. This rating is achieved by assessing a property against 102 different attributes organised under 8 categories; Building Fabric, Health and Safety, Electrical, Security, Sanitary, Kitchen, Bedroom, and Energy Efficiency. All 8 categories must score at standard 1 for the overall Standard for Condition to be 1.

Examples of required improvements for a Standard 2 property are: a thermostatic shower, new kitchen, or an upgrade to loft insulation.

A Standard 3 property may require: a complete re-wire and consumer unit, new kitchen, bathroom, and an upgrade to insulation of lofts and plumbing

Standard 4 properties will typically require a new bathroom, electrical system, kitchen, insulation upgrade, and health & safety review.

Surveyed holdings by standards for Condition	<i>Thousands</i>								
	Total stock	Core Stock <sup>1</sup>			Total stock <sup>2</sup>				
	2000	2005	2006	2007	2008	2009 <sup>3</sup>	2010	2011	
<b>Total (United Kingdom)</b>	<b>57.4</b>	<b>42.9</b>	<b>43.0</b>	<b>44.4</b>	<b>48.8</b>	<b>49.9</b>	<b>49.1</b>	<b>49.1</b>	
Standard 1 for Condition	12.8	24.0	25.1	26.6	28.4	15.8	23.4	22.1	
Standard 2 for Condition	28.4	17.9	15.8	15.7	17.4	25.6	21.3	23.8	
Standard 3 for Condition	15.7	0.9	2.0	2.0	2.0	2.4	1.2	1.2	
Standard 4 for Condition	0.6	0.1	0.1	0.1	0.1	0.3	0.2	0.2	
Not Recorded <sup>4</sup>	*	*	*	*	0.8	5.8	3.0	1.7	

Source: MOD Defence Infrastructure Organisation

1. Core stock are those properties that are expected to be required in the long term.
2. For the period 2002-07 condition of holdings was reported against core stock. From 2008, for consistency with other reporting this was changed to report against total stock.
3. Northern Ireland data is included from 2009 onwards, due to Defence Infrastructure Organisation assuming responsibility for Northern Ireland. Years prior to 2009 cover Great Britain only.
4. As at 2011, Northern Ireland represents 97% of the "Not Recorded" stock. 80% of this stock is assessed to be in good condition.

# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

## BUILDINGS

### Charts to Tables 6.5 Analysis of Housing Stock, at 1st April 2011

Housing Stock (Percentage)

