



This bulletin is an annual publication which provides figures on Service Family Accommodation in the UK, including numbers of dwellings by country and by surveyed condition.

This edition gives statistics for 2008 to 2015, with a base year of 2000, and updates figures released in the 2014 edition of this publication, which provided statistics up to 31 March 2014.

Key Points and Trends

- At 31 March 2015 there were **49,600^r** Service Family Accommodation (SFA) properties in the UK, which is a slight increase over the past year.
- **10,400^r** of these properties are currently vacant (**21%^r** of the total), a further increase (of 1000 properties over the last year) from the recent low of 6,000 properties (12%) in 2011. The increase in the vacancy rate since 2011 can be partly explained by the Armed Forces Redundancy Program, the Army Basing Programme and development of the new MOD Footprint Strategy, which have resulted in some SFA, previously earmarked for disposal, being retained.
- **More than 99%** of UK SFA properties for which information is available are assessed as Standard 1 or 2 (good condition or requiring minor improvements). In line with the commitment made in the Armed Forces Covenant, SFA below Standard 2 has not been allocated to families since January 2012.

^r Following a review by the Defence Infrastructure Organisation (DIO) Planning and Implementation team, a number of figures have been revised in this publication. For more information see page 7.

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Background quality report: <https://www.gov.uk/government/collections/service-family-accommodation-bulletin-index>

Would you like to be added to our **contact list**, so that we can inform you about updates to our statistics and consult you if we're thinking of making changes? You can subscribe to updates by emailing DefStrat-Stat-WDS-pubs@mod.uk

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Contact Us

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If you require information which is not available within this or other available publications, you may wish to submit a Request for Information under the Freedom of Information Act 2000 to the Ministry of Defence. For more information, see:

<https://www.gov.uk/make-a-freedom-of-information-request/the-freedom-of-information-act>

A National Statistics publication

The United Kingdom Statistics Authority has designated these statistics as National Statistics, in accordance with the Statistics and Registration Service Act 2007 and signifying compliance with the Code of Practice for Official Statistics.

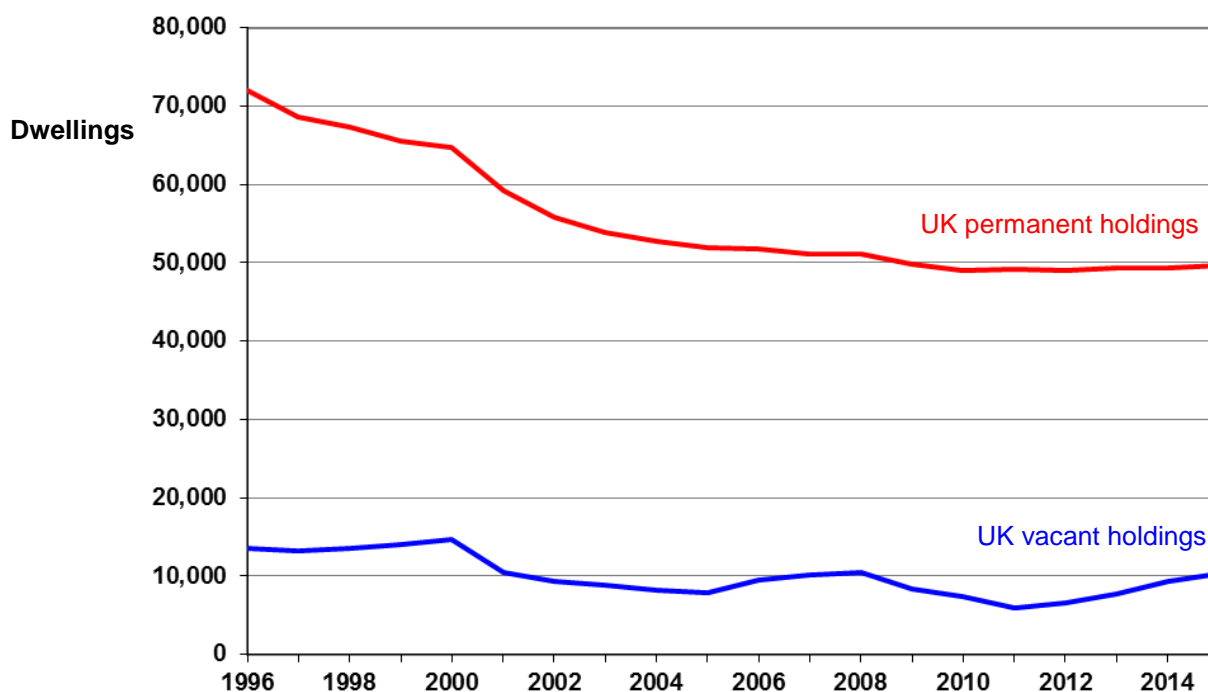
Designation can be broadly interpreted to mean that the statistics:

- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods; and
- are managed impartially and objectively in the public interest.

Once statistics have been designated as National Statistics it is a statutory requirement that the Code of Practice shall continue to be observed.

Key findings

1. Service Family Accommodation in the UK



Source: Historical editions of [UK Defence Statistics](#)

- At 31 March 2015, the MOD's Defence Infrastructure Organisation (DIO) managed 49,600^f UK properties, which is a slight increase over the past year. However, there is a longer-term decreasing trend dating back to at least the mid 1990's – between 1996 and 2015 there has been a 31% decrease.

- 10,400^f of these properties are vacant (21%^f of the total), a further increase from the recent low of 6,000 properties (12% of the total) in 2011. The increase in the vacant rate since 2011 can be partly explained by:

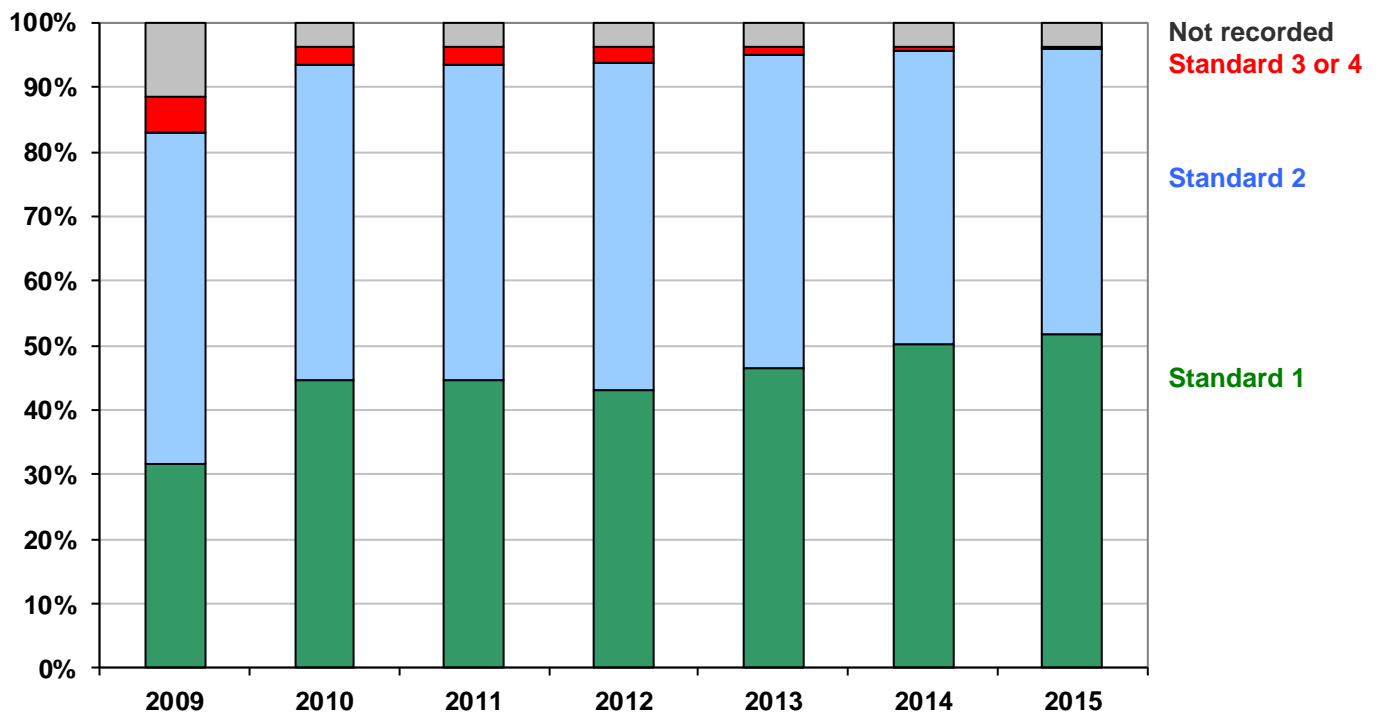
- The [Armed Forces Redundancy Program](#).
- The [Army Basing Programme](#) and development of the new MOD Footprint Strategy, which have resulted in some SFA, previously earmarked for disposal, being retained.

- Other vacant properties are under modernisation, awaiting disposal, being held to house the families of units relocating from Germany, or available to let or under offer to Service families.

- 90% of UK properties are in England & Wales, 7% in Scotland, and 3% in Northern Ireland. England & Wales has the lowest vacancy rate, at 19%, followed by Scotland (30%), and Northern Ireland (62%).

Detailed figures on UK permanent holdings and vacant accommodation rates can be found in [Table 1](#), including splits by country.

2. Condition of Service Family Accommodation in the UK



Source: Table 2

- All Service Family Accommodation (SFA) is rated by Standard for Condition on a scale of 1 to 4, with 1 being the highest. At 31 March 2015, 0.5%^r of SFA with a recorded condition was below Standard 2 for Condition (S2fC), the fifth successive annual decrease. This compares with the target set out in the Defence Accommodation Management Strategy that, by 31 March 2013, very little, if any, of the occupied UK SFA estate should be below S2fC.

- The remaining SFA below S2fC is either being upgraded, awaiting the move of the current occupants, or awaiting disposal. In line with the MOD's commitment under the [Armed Forces Covenant](#), no SFA in the UK below S2fC has been allocated to families since January 2012. Families living in SFA below S2fC may elect to move to another property.

- This current 4-Tier Grading charging system will be replaced by [CAAS](#) (the new Combined Accommodation Assessment System) in April 2016.

Detailed figures on UK permanent holdings by surveyed condition can be found in [Table 2](#).

Background Information

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 DIO Service Delivery (SD) Accommodation. (Formerly known as Directorate of Operations Accommodation and DE Directorate Operations Housing prior to that). This organisation operates through the Housing Allocations Service Centre and Estate Services which report to the Head Office located at RAF Wyton in Cambridgeshire. The Head of Service Delivery Accommodation reports to the DIO Chief Operating Officer.

DIO was formed on 1 April 2011, when the former Defence Estates organisation was brought together with other infrastructure functions in the MOD to form a single organisation. DIO manages the military estate, including accommodation for Service personnel and their families, on behalf of the MOD.

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 housing stock, and is provided under short term contract.

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 then leased back on a 200-year lease with the condition that the MOD can hand surplus properties back to AHL.

For more information on SFA, please see:

<https://www.gov.uk/defence-infrastructure-organisation-service-family-accommodation>

For a National Audit Office report into SFA, dated March 2009, please see:

<http://www.nao.org.uk/report/ministry-of-defence-service-families-accommodation>

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.

Context

This Bulletin provides information on SFA, which has a range of users including the media, politicians, academic researchers and the general public who use the information to:

- gain an understanding of size and condition of Service Family Accommodation;
- set the context for other information on Defence.

The Tables also provide evidence for the outcomes of policy initiatives, such as reductions in the percentage of vacant SFA and improvements to the surveyed condition of the stock of SFA. Generally, this is of interest in terms of policy effectiveness and the use of public funds, but may also be of particular interest to those concerned with the welfare of the Armed Forces and their families.

Data Sources

Data on housing is provided by regional contractors to DIO, who enter it into an electronic asset register (database). Data are extracted from this system by DIO and collated to produce the tables.

Data Quality

The data in these tables have been extracted from a MOD database which is considered to be reliable and there are no significant concerns over the accuracy of data. In addition to validation by DIO, the data in these tables have been subjected to a sense check by Government statisticians. Further information can be found in the Background Quality Report.

Symbols and Conventions

Symbols

	discontinuity in time series
*	not applicable
–	Zero or rounded to zero
r	Revised

Italic figures are used for percentages and other rates.

Rounding

Where rounding has been used, totals and sub-totals have been rounded separately and so may not equal the sums of their rounded parts.

Revisions

A review by the Defence Infrastructure Organisation Planning and Implementation team identified inconsistencies in methodology at the time the figures were originally recorded, which resulted in the inclusion of some figures from different date points. The dates have now been standardised.

These corrections have been addressed where the number of figures updated in a table is small, figures will be updated and those which have been revised will be identified with the symbol "r". An explanation for the revision will be given in the footnotes to the table.

Table 1**Service Family Accommodation in the United Kingdom at 31 March each year**

This table is a National Statistic.

	Thousands of dwellings								
	2000	2008	2009	2010	2011	2012	2013	2014	2015
Permanent holdings	64.8	51.2	49.9	49.1	49.2 ^r	49.0	49.4	49.4	49.6 ^r
<i>By country:</i>									
England & Wales	55.9	45.2	44.9	44.1	44.2	44.0	44.5	44.5	44.7 ^r
Scotland	5.7	3.6	3.2	3.2	3.2	3.3	3.3	3.3	3.3
Northern Ireland	3.2	2.4	1.8	1.8	1.7	1.7	1.6	1.6	1.6
Vacant properties	14.7	10.5	8.4	7.3	6.0	6.5	7.7	9.3	10.4 ^r
<i>By country:</i>									
England & Wales	12.6	8.1	7.3	6.1	5.0	5.0	6.1	7.5	8.4 ^r
Scotland	1.7	0.9	0.6	0.6	0.5	0.7	0.7	0.8	1.0
Northern Ireland	0.4	1.5	0.5	0.6	0.5	0.8	0.9	1.0	1.0
Vacant properties as a percentage of all dwellings	23	21	17	15	12	13	16	19	21
<i>By country:</i>									
England & Wales	23	18	16	14	11	11	14	17	19
Scotland	30	25	19	18	16	21 ^r	21	23	30
Northern Ireland	13	63	28	34	29	47 ^r	56	63	62

Source: Defence Infrastructure Organisation

^r A review by the Defence Infrastructure Organisation Planning and Implementation team identified inconsistencies in methodology at the time the figures were originally recorded, which resulted in the inclusion of some figures from different date points. The dates have now been standardised.

Table 2**Surveyed condition of Service Family Accommodation in the United Kingdom at 31 March each year**

For the period 2002-07, the condition of holdings was reported against core stock¹. From 2008, for consistency with other reporting, this was changed back to reporting against total stock.

This table is a National Statistic.

	Thousands of dwellings										
	2000		2008		2009 ²	2010	2011	2012	2013	2014	2015
Total Stock	57.4		48.8		49.9	49.1	49.2^r	49.0	49.4	49.4	49.6^r
<i>By Condition:</i>											
Standard 1 for Condition	12.8		28.4		15.8	21.8 ^r	21.9 ^r	21.1	23.0	24.8	25.7
Standard 2 for Condition	28.4		17.4		25.6	24.0 ^r	24.0 ^r	24.8	23.9	22.5	21.9
Standard 3 for Condition	15.7		2.0		2.4	1.2	1.2	1.0	0.6	0.2	0.2
Standard 4 for Condition	0.6		0.1		0.3	0.2	0.2	0.2	0.1	-	-
Not Recorded ³	*		0.8		5.8	1.8 ^r	1.8 ^r	1.9	1.8	1.9	1.8 ^r
Percentage of SFA which are Standard 1 or 2 (excludes Not Recorded)	71.7		95.6		93.9	97.1^r	97.1^r	97.5	98.5	99.5^r	99.5^r

Source: Defence Infrastructure Organisation

1. Core stock are those properties that are expected to be required in the longer term.
2. 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.
3. As at 2011, Northern Ireland represented 97% of the "Not Recorded" stock. 80% of this stock was assessed to be at Standard 1 or 2.

^r A review by the Defence Infrastructure Organisation Planning and Implementation team identified inconsistencies in methodology at the time the figures were originally recorded, which resulted in the inclusion of some figures from different date points. The dates have now been standardised.