



Ministry  
of Defence



# UNITED KINGDOM DEFENCE STATISTICS 2012

## CHAPTER 6

### Land Holdings and Buildings

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# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

## INTRODUCTION

This chapter provides information on Ministry of Defence (MOD) Land Holdings and Buildings. The chapter is split into two sections:

- Land Holdings;
- Buildings.

## Context

The information in this chapter 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 the MOD estate;
- set the context for other information on Defence;
- assist in understanding the impact of initiatives and policy on MOD estate.

## Land holdings

The Ministry of Defence 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.

The total area (freehold and leasehold) of the Defence Estate is some 229 thousand hectares with additional rights and grants providing further capability of over 205 thousand hectares should it be required. 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 £24 billion. The annual cost of new construction, maintenance and property management is over £2 billion.

For more information, visit the Defence Infrastructure Organisation website at: <http://www.mod.uk/DefenceInternet/Microsite/dio/>

## Service Family Accommodation

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).

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.

For more information please see

<http://www.mod.uk/DefenceInternet/MicroSite/DIO/WhatWeDo/Accommodation/ServiceFamilyAccommodation.htm>

## Key Points

- The MOD owns 229 thousand hectares of land and foreshore.
- There has been a decrease of some 1,200 hectares in the freehold & leasehold figure from that reported in 2011. This is largely accounted for by the disposal of a small number of large sites together with a larger number of smaller properties. These smaller properties include the removal of all the properties occupied by the Meteorological Office following the transfer of responsibilities to the Department for Business, Innovation & Skill (BIS) in June 2011.
- The decrease in the size of the overall MOD estate is in accordance with the trends in the estate over recent years as the Department seeks to divest itself of properties that are surplus to requirements, particularly where these can assist wider government initiatives to provide land for housing etc.
- The Centre occupies the largest area at 187 thousand hectares, with access to a further 204 thousand hectares from various rights and grants. The largest decrease in holdings has been in the Centre, with a fall of over 1000 hectares, a significant amount of this is accounted for by the disposal of some smaller training areas, such as at Fulbeck (Lincolnshire) & Stradishall (Suffolk).
- England accounts for the largest portion of MOD land holdings, where the MOD owns 178 thousand hectares and has access to a further 84 thousand hectares in rights and grants.

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## INTRODUCTION

- The decrease in freehold and leasehold land in England is largely due to the disposal of the two small training areas mentioned above, while the decrease in the figures for Northern Ireland reflect the handover of a number of sites to the Northern Ireland Executive (such as Shackleton Barracks outside Londonderry) and the release of a number of other barracks as part of the ongoing Normalisation process, including Lisnelly, St Patricks & St Lucia Barracks or parts thereof.
- 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. Between 2011 and 2012 there has been decreases in the areas attributed to Airfields, Barracks & Training Areas, largely as a result of the disposals already indicated above – Shackleton Barracks is categorised as an airfield. There has also been a reduction in the miscellaneous category, this has been as a result of the reclassification of a number of assets to the Research & Development (R&D) category and the removal of all the Meteorological Office properties. Other minor changes are as a result of re-categorisation of properties between land uses.
- There are around 49,000 Service Family Accommodation properties in the UK, of which around 6,500 are currently vacant. This represents a decrease in the percentage of vacant housing from 15% to 13% of total stock since 2010 and a reduction of approximately eight percentage points from the 2008 peak.
- Around 97% Service Family Accommodation properties within Great Britain for which information is available are assessed as Standard 1 or 2 (good condition, or requiring minor improvements) as of 31st March 2012.

## Data Sources

The land holding figures are derived from the Defence Property Gazetteer (DPG) which contains information on all the property assets that are owned, occupied or over which the MOD hold rights. The areas of each property are calculated from computerised mapping to provide the most accurate representation of the size of the Defence Estate.

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) and the Hydrographic Office).

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.

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 UDKS tables 6.4 and 6.5

## Data Quality

Information on the quality of data is provided in the Introduction to each of the sections of this chapter. Further information can be found in the [UKDS Chapter 6 Background Quality Report](#)

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## LAND HOLDINGS

This section provides information on Ministry of Defence (MOD) Land Holdings.

### Context

#### Users

The information in this section 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 of the MOD estate;
- set the context for other information on Defence;
- assist in understanding the impact of initiatives and policy on MOD estate.

#### Ministry of Defence Estate

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.

The total area (freehold and leasehold) of the Defence Estate is some 229 thousand hectares with additional rights and grants providing further capability of over 205 thousand hectares should it be required. 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 £24 billion. The annual cost of new construction, maintenance and property management is over £2 billion.

#### 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 license. 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 license) approximately 12,760 hectares of the National

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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.

### 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.

For more information, visit the Defence Infrastructure Organisation website at: <http://www.mod.uk/DefenceInternet/Microsite/dio/>

## Land Holdings

**Table 6.1** shows the area of land occupied by each Service and whether owned, leased or with legal rights.

**Table 6.2** shows the area of MOD holdings by country.

**Table 6.3** shows the area of MOD holdings by type of use, such as airfields, training areas and barracks.

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) and the Hydrographic Office).

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## LAND HOLDINGS

### Key Points

- The MOD owns 229 thousand hectares of land and foreshore. The decrease of some 1,200 hectares in the freehold & leasehold figure from that reported in 2011 is largely accounted for by the disposal of a small number of large sites together with a larger number of smaller properties. These smaller properties include the removal of all the properties occupied by the Meteorological Office following the transfer of responsibilities to the Department for Business, Innovation & Skill (BIS) in June 2011.
- This decrease in the size of the overall MOD estate is in accordance with the trends in the estate over recent years as the Department seeks to divest itself of properties that are surplus to requirements, particularly where these can assist wider government initiatives to provide land for housing etc.
- The Centre occupies the largest area at 187 thousand hectares, with access to a further 204 thousand hectares from various rights and grants. The TLB with the largest decrease in holdings is the Centre, with a fall of over 1000 hectares over the last year, a significant amount of this is accounted for by the disposal of some smaller training areas, such as at Fulbeck (Lincolnshire) & Stradishall (Suffolk).
- England accounts for the largest portion of MOD land holdings, where the MOD owns 178 thousand hectares and has access to a further 84 thousand hectares in rights and grants. The decrease in freehold and leasehold land in England is largely due to the disposal of the two small training areas mentioned above, while the decrease in the figures for Northern Ireland reflect the handover of a number of sites to the Northern Ireland Executive (such as Shackleton Barracks outside Londonderry) and the release of a number of other barracks as part of the ongoing Normalisation process, including Lisnelly, St Patricks & St Lucia Barracks or parts thereof.
- Training areas occupy the largest area by type of use at 361 thousand hectares (about 1,400 square miles), including rights over 204 thousand hectares, representing over 80% of the total holdings. Between 2011 and 2012 there has been decreases in the areas attributed to Airfields, Barracks & Training Areas, largely as a result of the disposals already indicated above – Shackleton Barracks is categorised as an airfield. There has also been a reduction in the miscellaneous category, this has been as a result of the reclassification of a number of assets to the Research & Development (R&D) category and the removal of all the Meteorological Office properties. Other minor changes are as a result of re-categorisation of properties between land uses.

### Data Sources

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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.

### Data Quality

The data in these tables have been extracted from a MOD database which is considered to be reliable. 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 [UKDS Chapter 6 Background Quality Report](#).

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## LAND HOLDINGS

**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.

This table is a National Statistic.

	2000	2006	2007	2008	2009 <sup>1</sup>	2010 <sup>1</sup>	2011 <sup>2</sup>	2012
<b>Total land &amp; foreshore holdings and rights held<sup>3</sup></b>	<b>363.3</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>434.1</b>
<b>Land and foreshore holdings</b>	<b>238.5</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>	<b>229.1</b>
Freehold	219.9	220.4	220.4	220.0	219.0	218.0	209.8	208.8
Leasehold	18.6	20.3	20.3	20.3	20.0	20.0	20.6	20.3
<b>Rights held<sup>3</sup></b>	<b>124.8</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>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>43.6</b>	<b>44.0</b>	<b>44.0</b>	<b>2.3</b>	<b>2.3</b>
<b>Land and foreshore holdings</b>	<b>13.1</b>	<b>17.7</b>	<b>17.7</b>	<b>17.4</b>	<b>18.0</b>	<b>18.0</b>	<b>2.2</b>	<b>2.3</b>
Freehold	10.7	15.2	15.2	14.9	15.0	15.0	2.1	2.1
Leasehold	2.4	2.5	2.5	2.5	3.0	3.0	0.1	0.2
<b>Rights held<sup>3</sup></b>	<b>26.2</b>	<b>26.2</b>	<b>26.2</b>	<b>26.2</b>	<b>26.0</b>	<b>26.0</b>	<b>0.1</b>	<b>0.1</b>
<b>Army<sup>4</sup></b>	<b>243.9</b>	<b>245.1</b>	<b>245.1</b>	<b>245.2</b>	<b>245.0</b>	<b>245.0</b>	<b>15.1</b>	<b>15.1</b>
<b>Land and foreshore holdings</b>	<b>155.9</b>	<b>157.0</b>	<b>157.0</b>	<b>157.1</b>	<b>157.0</b>	<b>157.0</b>	<b>14.7</b>	<b>14.6</b>
Freehold	152.1	151.4	151.4	151.4	151.0	151.0	14.2	14.1
Leasehold	3.8	5.7	5.7	5.7	6.0	6.0	0.5	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>88.0</b>	<b>88.0</b>	<b>0.5</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>46.0</b>	<b>45.0</b>	<b>21.7</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>37.0</b>	<b>36.0</b>	<b>21.7</b>	<b>21.6</b>
Freehold	30.9	29.0	29.0	29.0	28.0	28.0	17.8	17.7
Leasehold	8.4	8.3	8.3	8.3	8.0	8.0	3.9	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>9.0</b>	<b>9.0</b>	<b>-</b>	<b>-</b>
<b>The Centre<sup>5</sup></b>	<b>27.4</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>391.8</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>188.6</b>	<b>187.4</b>
Freehold	25.1	24.0	24.0	24.0	24.0	24.0	172.7	171.9
Leasehold	1.0	1.0	1.0	1.0	1.0	1.0	15.9	15.5
<b>Rights held<sup>3</sup></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>204.4</b>
<b>Other<sup>6</sup></b>	<b>4.1</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>3.2</b>
<b>Land and foreshore holdings</b>	<b>4.1</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>3.1</b>
Freehold	1.0	0.8	0.8	0.8	1.0	1.0	3.2	3.0
Leasehold	3.1	3.0	3.0	3.0	3.0	3.0	0.1	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

1. The figures presented for years 2009 and 2010 were rounded to the nearest thousand hectares.
2. Data from 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
4. The reduction in values from 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.
5. The Centre includes Defence Equipment & Support, Defence Infrastructure Organisation (including former Defence Training Estate (hence marked increase in values from 2011) and Service family quarters leased from Annington Property Ltd.) and Centre TLBs.
6. 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.

This table is a National Statistic.

	2000	2006	2007	2008	2009 <sup>1</sup>	2010 <sup>1</sup>	2011 <sup>2</sup>	2012
<b>Land &amp; foreshore holdings and Rights held<sup>3</sup></b>	<b>363.3</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>434.1</b>
<b>Land and foreshore holdings</b>	<b>238.5</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>	<b>229.1</b>
Freehold	219.9	220.4	220.4	220.0	219.0	218.0	209.8	208.8
Leasehold	18.6	20.3	20.3	20.3	20.0	20.0	20.6	20.3
<b>Rights held<sup>3</sup></b>	<b>124.8</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>204.9</b>
<b>England</b>	<b>226.3</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>262.4</b>
<b>Land and foreshore holdings</b>	<b>191.8</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>	<b>178.2</b>
Freehold	176.2	172.5	172.5	172.2	171.0	170.0	164.5	163.8
Leasehold	15.6	17.3	17.3	17.3	17.0	17.0	14.6	14.4
<b>Rights held<sup>3</sup></b>	<b>34.5</b>	<b>34.4</b>	<b>34.4</b>	<b>34.4</b>	<b>34.0</b>	<b>34.0</b>	<b>84.1</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>23.0</b>	<b>23.0</b>	<b>23.4</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>21.0</b>	<b>21.0</b>	<b>20.1</b>	<b>20.1</b>
Freehold	20.6	20.5	20.5	20.5	21.0	21.0	19.8	19.8
Leasehold	0.2	0.2	0.2	0.2	-	-	0.3	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>2.0</b>	<b>2.0</b>	<b>3.3</b>	<b>3.3</b>
<b>Scotland</b>	<b>110.7</b>	<b>115.3</b>	<b>115.3</b>	<b>123.5</b>	<b>124.0</b>	<b>124.0</b>	<b>146.4</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>28.0</b>	<b>28.0</b>	<b>28.9</b>	<b>28.9</b>
Freehold	20.2	24.6	24.6	24.6	25.0	25.0	23.5	23.5
Leasehold	2.5	2.6	2.6	2.6	3.0	3.0	5.4	5.4
<b>Rights held<sup>3</sup></b>	<b>88.0</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>117.5</b>
<b>Northern Ireland</b>	<b>3.3</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>1.9</b>
<b>Land and foreshore holdings</b>	<b>3.2</b>	<b>3.1</b>	<b>3.1</b>	<b>3.1</b>	<b>3.0</b>	<b>3.0</b>	<b>2.2</b>	<b>1.8</b>
Freehold	2.9	2.8	2.8	2.8	3.0	3.0	2.0	1.7
Leasehold	0.3	0.3	0.3	0.3	-	-	0.2	0.1
<b>Rights held<sup>3</sup></b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>	<b>-</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>240.3</b>	<b>239.0</b>	<b>238.0</b>	<b>230.4<sup>4</sup></b>	<b>229.1</b>
<b>Land</b>	<b>219.9</b>	<b>222.1<sup>f</sup></b>	<b>222.1<sup>f</sup></b>	<b>221.7</b>	<b>221.0</b>	<b>220.0</b>	<b>..</b>	<b>..</b>
England	176.6	174.5	174.5	174.2	173.0	172.0	..	..
Wales	19.7	19.7	19.7	19.7	20.0	20.0	..	..
Scotland	20.6	25.0	25.0	24.9	25.0	25.0	..	..
Northern Ireland	3.0	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>18.0</b>	<b>18.0</b>	<b>..</b>	<b>..</b>
England	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	..	..
Scotland	2.1	2.1	2.1	2.1	2.0	2.0	..	..
Northern Ireland	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 from 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 undergrants and rights.
4. Separate figures for land and foreshore are no longer recorded



# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

## 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.

This table is a National Statistic.

	2000	2006	2007	2008	2009 <sup>1</sup>	2010 <sup>1</sup>	2011 <sup>2</sup>	2012
<b>Airfields</b>	<b>26.2</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>	<b>16.1</b>
Freehold	24.5	24.7	24.7	24.5	24.0	23.0	16.1	15.6
Leasehold	0.2	0.2	0.2	0.2	-	-	0.5	0.4
Rights <sup>3</sup>	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>1.0</b>	<b>1.0</b>	<b>0.9</b>	<b>0.6</b>
Freehold	1.1	1.1	1.1	1.1	1.0	1.0	0.9	0.6
Leasehold	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>291.6</b>	<b>291.0</b>	<b>291.0</b>	<b>361.3</b>	<b>360.7</b>
Freehold	145.3	148.8	148.8	148.7	148.0	148.0	144.0	143.5
Leasehold	13.3	15.2	15.2	15.2	15.0	15.0	13.1	12.9
Rights <sup>3</sup>	119.6	119.5	119.5	127.7	128.0	128.0	204.3	204.3
<b>Barracks, camps</b>	<b>10.8</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>	<b>11.8</b>
Freehold	10.0	10.6	10.6	10.6	11.0	11.0	11.6	11.4
Leasehold	0.3	0.3	0.3	0.3	-	-	-	-
Rights <sup>3</sup>	0.5	0.5	0.5	0.5	1.0	1.0	0.4	0.4
<b>Storage, supply depots</b>	<b>10.8</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>	<b>7.4</b>
Freehold	10.3	11.2	11.2	11.2	11.0	11.0	7.1	7.3
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	-	-	-	-
<b>Research and Development</b>	<b>22.0</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>	<b>24.4</b>
Freehold	20.5	16.8	16.8	16.8	16.0	16.0	15.4	20.7
Leasehold	0.9	1.0	1.0	1.0	1.0	1.0	3.6	3.6
Rights <sup>3</sup>	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>6.0</b>	<b>6.0</b>	<b>3.4</b>	<b>3.4</b>
Freehold	5.6	5.1	5.1	5.1	5.0	5.0	3.3	3.3
Leasehold	0.6	0.6	0.6	0.6	1.0	1.0	0.1	0.1
Rights <sup>3</sup>	1.1	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>6.6</b>	<b>7.0</b>	<b>7.0</b>	<b>14.9</b>	<b>9.7</b>
Freehold	2.4	2.2	2.2	2.1	2.0	2.0	11.5	6.4
Leasehold	3.2	2.8	2.8	2.8	3.0	3.0	3.3	3.1
Rights <sup>3</sup>	1.2	1.7	1.7	1.7	2.0	2.0	0.1	0.2

Source: MOD Defence Infrastructure Organisation

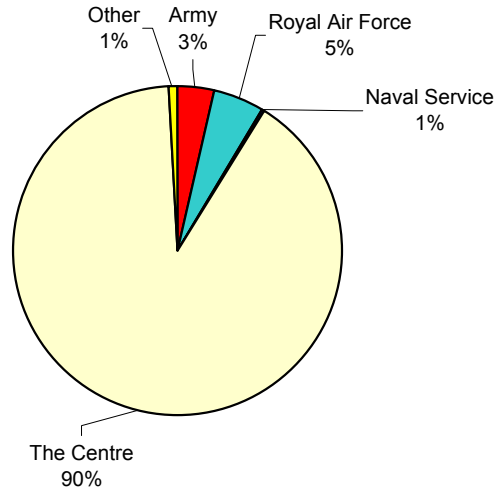
1. The figures presented for years 2009 and 2010 were rounded to the nearest thousand hectares.
2. Data from 2011 has been compiled using a new spatial dataset which allows for greater accuracy in the measurement of the estate, because of this new dataset comparable figures for earlier years are not 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.

# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

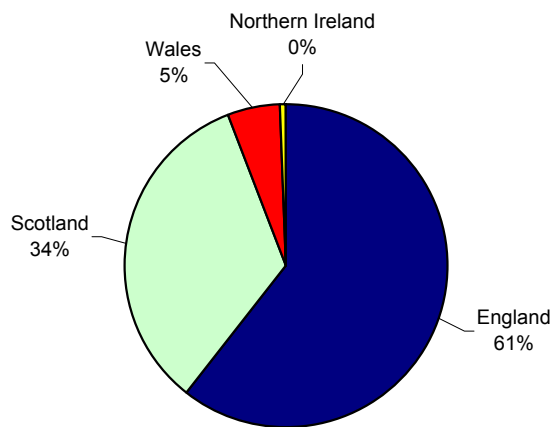
## LAND HOLDINGS

### Charts to tables 6.1, 6.2, 6.3 Analysis of land holdings, at 1 April 2012

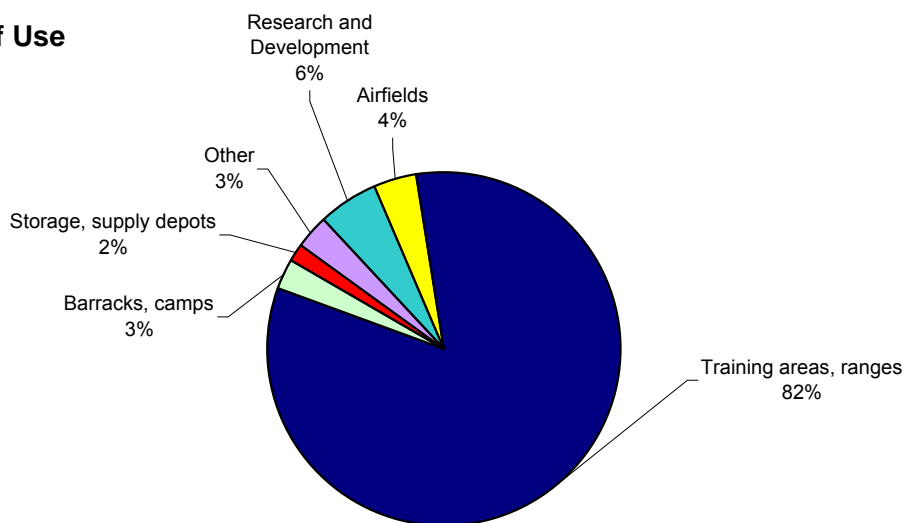
#### Parent Service area



#### Country



#### Type of Use



# CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

## Buildings

This section provides information on Service Family Accommodation.

### Context

The information in this section 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;
- assist in understanding the impact of MOD initiatives and policy.

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).

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.

For more information please see

<http://www.mod.uk/DefenceInternet/MicroSite/DIO/WhatWeDo/Accommodation/ServiceFamilyAccommodation.htm>

### Service Family Accommodation

**Table 6.4** shows the numbers of Service Family Accommodation properties in the UK and the numbers and proportion vacant.

**Table 6.5** shows the surveyed condition of Service Family Accommodation properties within the United Kingdom.

### Key Points

- There are around 49,000 Service Family Accommodation properties in the UK, of which around 6,500 are currently vacant. This represents a decrease in the percentage of vacant housing from 15% to 13% of total stock since 2010 and a reduction of approximately eight percentage points from the 2008 peak.
- Around 97% Service Family Accommodation properties within United Kingdom for which information is available are assessed as Standard 1 or 2 (good condition, or requiring minor improvements) as of 31st March 2012. A number of these are awaiting incoming deployments particularly from units relocating from Germany, modernisation or disposal, whilst the remainder are available to let or are already under offer to Service 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 UDKS tables 6.4 and 6.5

### Data Quality

The data in these tables have been extracted from a MOD database which is considered to be reliable. 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 [UKDS Chapter 6 Background Quality Report](#)

# 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 2012 it managed some 49,000 properties. The planned reduction in UK Permanent Holdings has seen around 300 properties disposed of in the last year which has been partially offset by the procurement of 200 additional properties.

### Vacant properties

There are about 6,500 vacant properties in the UK. A number of these are awaiting incoming deployments particularly from units relocating from Germany, modernisation or disposal, whilst the remainder are available to let or are already under offer to Service families.

The apparent increase in the percentage of properties which are vacant between 2011 and 2012 is explained by uncertainty over the Future Footprint Strategy which has resulted in SFA, previously earmarked for disposal, being retained in certain areas including Scotland and Northern Ireland.

### 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 2012 there were around 42,600 entitled and eligible occupants in England, Wales and Scotland in SFA, to which must be added 1,780 in SSFA.

**This table is a National Statistic.**

### Permanent holdings

	2000	Thousands						
		2006	2007	2008	2009	2010	2011	2012
<b>United Kingdom</b>	<b>64.8</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>	<b>49.0</b>
England & Wales	55.9	45.1	44.9	45.2	44.9	44.1	44.2	44.0
Scotland	5.7	3.8	3.5	3.6	3.2	3.2	3.2	3.3
Northern Ireland	3.2	2.9	2.7	2.4	1.8	1.8	1.7	1.7

### Vacant accommodation

	2000	Thousands						
		2006	2007	2008	2009	2010	2011	2012
<b>United Kingdom</b>	<b>14.7</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>	<b>6.5</b>
England & Wales	12.6	7.9	8.2	8.1	7.3	6.1	5.0	5.0
Scotland	1.7	0.8	0.8	0.9	0.6	0.6	0.5	0.7
Northern Ireland	0.4	0.8	1.1	1.5	0.5	0.6	0.5	0.8

### Vacant properties as a percentage of all dwellings

	2000	Percentage						
		2006	2007	2008	2009	2010	2011	2012
<b>United Kingdom</b>	<b>23</b>	<b>18</b>	<b>20</b>	<b>21</b>	<b>17</b>	<b>15</b>	<b>12</b>	<b>13</b>
England & Wales	23	18	18	18	16	14	11	11
Scotland	30	21	23	25	19	18	16	24
Northern Ireland	13	28	41	63	28	34	29	40

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.

Around 97% Service Family Accommodation properties within United Kingdom for which information is available are assessed as Standard 1 or 2 (good condition, or requiring minor improvements) as of 31st March 2012..

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 plumbi

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

**This table is a National Statistic.**

Surveyed holdings by standards for Condition	<i>Thousands</i>							
	Total stock	Core Stock <sup>1</sup>		Total stock <sup>2</sup>				
	2000	2006	2007	2008	2009 <sup>3</sup>	2010	2011	2012
<b>Total (United Kingdom)</b>	<b>57.4</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>	<b>49.0</b>
Standard 1 for Condition	12.8	25.1	26.6	28.4	15.8	23.4	22.1	21.1
Standard 2 for Condition	28.4	15.8	15.7	17.4	25.6	21.3	23.8	24.8
Standard 3 for Condition	15.7	2.0	2.0	2.0	2.4	1.2	1.2	1.0
Standard 4 for Condition	0.6	0.1	0.1	0.1	0.3	0.2	0.2	0.2
Not Recorded <sup>4</sup>	*	*	*	0.8	5.8	3.0	1.7	1.9

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 2012

Housing Stock (Percentage)

