

Factsheet: Homes for heroes - living accommodation

Providing Service personnel and their families with the living accommodation they deserve is a key Ministry of Defence (MOD) priority. The Defence Infrastructure Organisation (DIO) oversees the planning, management, maintenance and improvement of Service accommodation to meet the needs of Defence today - and in the future.

Whilst Service accommodation comes in all shapes, sizes and designs across the world, broadly Service accommodation is categorised into two types.

What accommodation do single personnel get?

Single Living Accommodation (SLA), for non-married personnel, is best described as rooms in barrack blocks or messes on bases. This provides accommodation close to personnel's place of work with their Military colleagues. It is often close to a range of supporting facilities such as gyms, sports areas, catering and social facilities.

SLA can provide single or shared bedrooms. Some provide en-suite facilities. Blocks can also include communal areas, such as common rooms and kitchens. World-wide, some 160,000 SLA bedrooms are available for soldiers, sailors, airmen and women.



A programme of modernisation, called Project SLAM, has been running for the last few years. We have renovated some existing accommodation blocks, whilst replacing other older blocks with new, high-quality modern buildings. So far more than 20,000 bedrooms have been built or renovated with several thousand more currently under construction.



20,000+ new or renovated bedrooms

What accommodation do married personnel get?

Due to their often mobile lifestyles, married Service personnel and those with families can apply to live in MOD provided houses or flats, called Service Family Accommodation (SFA). There are some 49,000 SFA in the UK and around 70,000 in total world-wide.



The size and type of house they are entitled to depends upon rank and other factors, such as how many children they have. Personnel apply for properties through an [online applications system](#) (available on MOD systems only), which provides full details of available properties that match their entitlement and allows personnel to request a particular property. DIO aims to provide accommodation within a 10 mile radius of duty stations.

SFA properties are categorised according to four [Standard for Condition](#) (SFC) rankings. 99% of UK SFA properties for which information is available are in the top two categories, whilst properties in the lowest rankings are no longer allocated.

Grade for Charge determines how much customers pay for their SFA. Grade 1 is the highest level, Grade 4 the lowest.

A Board of Officers inspects and assesses the properties and awards points against a list of 102 specific criteria, including property size and number of fixtures and fittings. Environment and location can also affect grading.



Number of bedrooms is one criteria

Therefore, a fully upgraded (S1FC) property with a new kitchen, bathroom, carpets and freshly painted walls may not be Grade 1 for Charge because it is located on an RAF base with aircraft noise, has slightly smaller rooms or doesn't have a shop nearby.