



This is an annual publication which provides figures on the number of Service Family Accommodation properties in the UK, the condition of those properties, and the number of vacant properties. Accompanying this publication, there is an excel document which includes the full set of data which underlies the figures and charts discussed in this report.

This edition gives statistics for 2009 to 2016 (as at 31 March each year), with a base year of 2000, and updates figures released in the 2015 edition of this publication, which provided statistics up to 31 March 2015.

Key Points and Trends

- At 31 March 2016 there were **49,700** Service Family Accommodation (SFA) properties in the UK, which is a slight increase compared to the previous year.
- **10,000** of these properties are currently vacant (**20%** of the total), an increase from the 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 being retained that were previously earmarked for disposal.
- **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.

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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 DIOData-CorpReporting@mod.uk

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Previous editions of this report and supplementary tables can be found at <https://www.gov.uk/government/collections/service-family-accommodation-bulletin-index>

Introduction

The provision of good quality living accommodation for service personnel and their families is managed by the MOD's Defence Infrastructure Organisation (DIO), and should meet the aims set out in the Armed Forces Covenant¹. DIO manages these properties in the UK including planning targeted improvement programmes and planning future requirements.

On behalf of the DIO, a private company, CarillionAmey, currently holds the contract to manage a comprehensive maintenance service; the allocation of properties; SFA furniture; conducting move in and move out appointments; and the provision of improvements. The contract with CarillionAmey became effective on 1 November 2014 for Scotland and Northern Ireland and UK wide allocations; and on 1 December 2014 in England and Wales and for SFA furniture.

In areas where SFA housing stock is unavailable, service families may be provided with fully-serviced privately rented properties, known as Substitute Service Family Accommodation (SSFA). This accommodation is sourced and leased on behalf of the MOD by Mears Group Limited.

For more information about Service Family accommodation, please see the following link: <https://www.gov.uk/guidance/defence-infrastructure-organisation-service-family-accommodation>

For more information about the latest Public Accounts Committee focusing on Service Family Accommodation please see the following link: <http://www.publications.parliament.uk/pa/cm201617/cmselect/cmpubacc/77/7702.htm>

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:

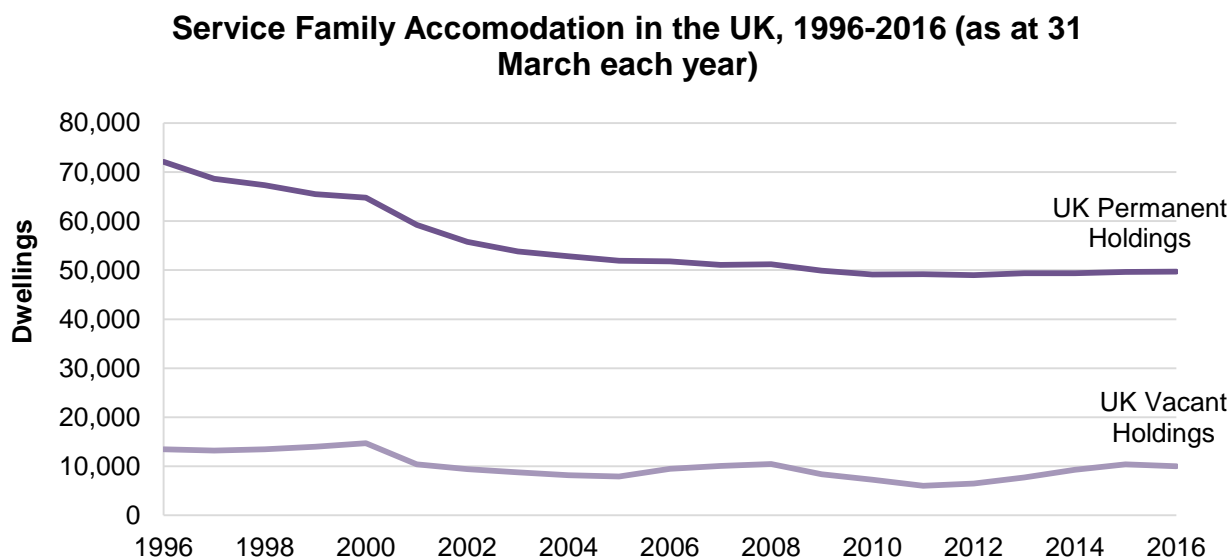
- meet identified user needs;
- are well explained and readily accessible;
- are produced according to sound methods; and
- are managed impartially and objectively in the public interest.

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

¹ Armed Forces Covenant Report https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/491590/20160112-AFC_AR_2015_Ver_12_WEB_VER2.pdf

Service Family Accommodation dwellings in the UK

The following chart shows the number of Service Family Accommodation dwellings between 1996 and 2016 (as at 31 March each year). For each year, numbers of dwellings are rounded to the nearest thousand. Key points from the graph are shown in bullet points below.



Source data: Table 1 Supplementary Tables

- At 31 March 2016, the MOD's Defence Infrastructure Organisation managed 49,700 UK properties, which is a slight increase compared to the same time in the previous year. Whilst the number of dwellings has been reasonably stable over the last 10 years, there is a longer-term decreasing trend dating back to at least the mid 1990's. In 1996 there were 68,900 dwellings, over the 20 year period that this publication reports there has been a 28% decrease in the number of Service Family Accommodation dwellings.
- 90% of UK Service Family Accommodation properties are in England & Wales, 7% in Scotland, and 3% in Northern Ireland.
- 10,000 of UK properties were vacant on 31 March 2016 (20% of the total), an increase from the recent low of 6,000 properties in 2011 (when 12% of the total number of dwellings were vacant). 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 being retained that were previously earmarked for disposal.
 - 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.
- England & Wales has the lowest vacancy rate, at 18%, followed by Scotland (27%), and Northern Ireland (69%).

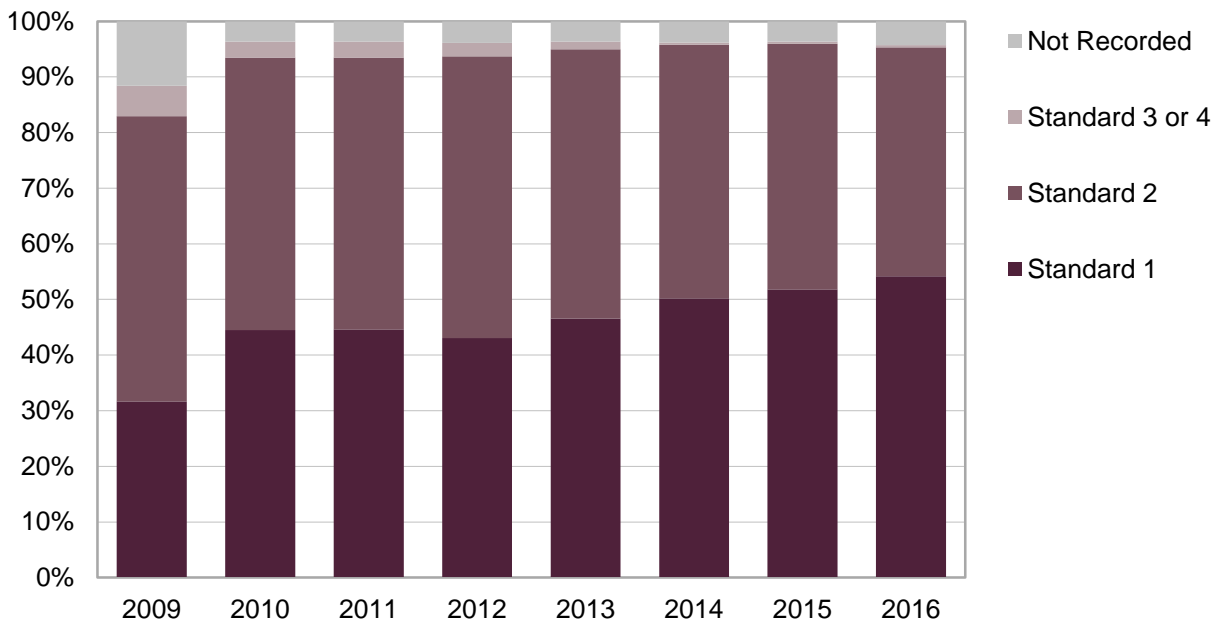
Detailed figures on UK permanent holdings and vacant accommodation rates can be found in the accompanying Excel document in [Table 1](#), including splits by country.

Condition of Service Family Accommodation in the UK

The condition of Service Family Accommodation is reviewed regularly. The dwellings are 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.

The following chart shows the condition of Service Family Accommodation from 2009 to 2016 (as at 31 March each year). The proportion of properties falling into each condition category is shown in the chart (the underlying data is taken from Table 2 in the supplementary tables, where the data has been rounded to the nearest thousand).

Condition of UK Service Family Accommodation, 2009-2016 (as at 31 March each year)



Source data: Table 2 Supplementary Tables

As At the 31 March 2016, Service Family Accommodation fell into the following categories (figures are rounded to the nearest hundred):

- 26,900 properties (54% of the total) were rated as Standard 1
- 20,400 properties (41% of the total) were rated as Standard 2
- 200 properties were rated as Standard 3, and fewer than 100 were rated as Standard 4. Together this means that 0.4% of properties were rated as below Standard 2 for Condition (S2fC).
- 2,100 properties did not have a recorded condition

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

Background Information

The Defence Infrastructure organisation (DIO) came into existence on 1 April 2011 as recommended in the Defence Reform Review, replacing the Defence Estates (DE) organisation, and includes Top Level Budget (TLB) property and facilities management functions. The DIO manages property assets ranging from barracks and airfields to rural training areas, which are valued at about £30 billion. The total annual cost to support the Defence Estate is in excess of £3.6 billion, of which over £2 billion covers the cost of new construction, maintenance and property management.

DIO is 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. Service Delivery Accommodation manages the operations of Service Family Accommodation and the Head of Service Delivery Accommodation reports to the DIO Chief Operating Officer.

DIO Service Delivery 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 Service Delivery 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.

On behalf of the DIO, a private company, CarillionAmey, currently holds the contract to manage a comprehensive maintenance service. The contract with CarillionAmey became effective on 1 November 2014 for Scotland and Northern Ireland and UK wide allocations; and on 1 December 2014 in England and Wales and for SFA furniture.

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.

Data Sources & Quality

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.

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

Italic figures are used for percentages and other rates.

Rounding

In this publication, figures are given to the nearest thousand. 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

There are no regular planned revisions of this publication.

Corrections to the published statistics will be made if errors are found, or if figures change as a result of improvements to methodology or changes to definitions. When making corrections, we will follow the Ministry of Defence Statistics [Revisions and Corrections Policy](#). All corrected figures will be identified by the symbol “r”, and an explanation will be given of the reason for and size of the revision. Corrections which would have a significant impact on the utility of the statistics will be corrected as soon as possible, by reissuing the publication. Minor errors will also be corrected, but for convenience these corrections may be timed to coincide with the next annual release of the publication.

Contact Us

This publication has been produced by the Data Analytics and Insight team in Defence Infrastructure Organisation.

We welcome feedback on our statistical products. If you have any comments or questions about this publication or about our statistics in general, you can contact us as follows:

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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>

For more information about DIO, please follow link below:

<https://www.gov.uk/government/organisations/defence-infrastructure-organisation>