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The Background Quality Reports for this publication can be found [here](#).

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Statistical Bulletins Series 6 provides statistical information on aspects of the Ministry of Defence (MOD) and Armed Forces which are not covered by the other Series.

Bulletin 6.02 is an annual publication which provides figures on Service Family Accommodation (SFA), including numbers of dwellings by country and by surveyed condition.

This edition gives statistics for 2007 to 2013, with a base year of 2000, and updates figures released in UK Defence Statistics 2012 Chapter 6, Tables 6.4 and 6.5, which provided statistics up to 2012.

Key Points and Trends

- There are around 49,400 Service Family Accommodation (SFA) properties in the UK, of which around 7,700 are currently vacant (16%).
- About a third of the vacant properties have been retained only until the Army Basing Strategy has been confirmed. If these properties are excluded, the vacant rate drops to 11%, and this represents an approximate halving of the vacant rate from a peak of 21% in 2008. This compares with the target of 10% which is needed to support the expected level of family moves.
- Around 99% of SFA properties for which information is available are assessed as Standard 1 or 2 (good condition or requiring minor improvements), as of 31 March 2013. In line with the commitment made in the Armed Forces Covenant, SFA below Standard 2 has not been allocated to families since January 2012.

Further Information

Defence Statistics welcomes feedback on statistical products. If you have any comments or questions about this Statistical Bulletin or about our statistics in general, you can contact us as follows:

- Phone Defence Statistics (Web Development and Surveys) 020 7807 8792, or mil: 9621 78792.
- Email DASA-enquiries-mailbox@mod.uk
- Visit our website at www.dasa.mod.uk and complete the feedback form there.

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 via the following link:

<http://www.mod.uk/DefenceInternet/ContactUs/FreedomOfInformationInformationRequest.htm>

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Please note that these email addresses may change later in the year.

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.

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Tables marked as **NS** are National Statistics. Those without are Official Statistics but have not been badged as National Statistics. Details are provided above individual tables.

Symbols and Conventions

Symbols

}	categories merged for some years
	discontinuity in time series
~	fewer than five
*	not applicable
..	not available
p	Provisional
r	Revised
rp	revised but still provisional
e	Estimate
–	Zero or rounded to zero

Italic figures are used for percentages and other rates, except where otherwise indicated.

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

There are no regular planned revisions of this Bulletin. Amendments to figures for earlier years may be identified during the annual compilation of this Bulletin. This will be addressed in one of two ways:

- i. 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.
- ii. where the number of figures updated in a table is substantial, the revisions to the table, together with the reason for the revisions, will be identified in the commentary at the beginning of the relevant chapter / section, and in the commentary above affected tables. Revisions will not be identified by the symbol "r" since where there are a large number of revisions in a table this could make them more difficult to read.

Occasionally updated figures will be provided to the editor during the course of the year. Since this Bulletin is published electronically, it is possible to revise figures during the course of the year. However to ensure continuity and consistency, figures will only be adjusted during the year where it is likely to substantially affect interpretation and use of the figures.

Abbreviations

See Glossary.

Introduction

Background

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 Defence Infrastructure Organisation (DIO) Operations Accommodation (formerly known as the DE Directorate Operations Housing, and the Defence Housing Executive prior to that). The Directorate operates through the Housing Allocations Service Centre which reports to the Directorate Head Office located at RAF Wyton in Cambridgeshire. The Head 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 then leased back on a 200-year lease with the condition that the MOD can surplus properties back to AHL.

For more information please see:

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

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.

Overview

Table 6.02.01 shows the numbers of SFA properties in the UK, and the numbers and proportion that are vacant.

Table 6.02.02 shows the surveyed condition of SFA properties in the UK.

Table 6.02.01 Service Family Accommodation in the United Kingdom at 31 March each year

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 1st April 2008. At 31st March 2013 it managed some 49,400 properties. The planned reduction in UK Permanent Holdings has seen around 130 properties disposed of in the last year which has been offset by the procurement of 450 additional properties.

Vacant properties

There are about 7,700 vacant properties in the UK. A number of these are being held to house the families of units relocating from Germany, under modernisation or awaiting disposal, whilst the remainder are available to let or are under offer to Service families.

The increase in the percentage of properties which are vacant between 2011 and 2013 is explained by uncertainty over the Army Basing Strategy and the confirmation of the new MOD Footprint Strategy which resulted in some SFA, previously earmarked for disposal, being retained including in Scotland and Northern Ireland. Excluding these properties, the vacancy rate for SFA in the UK is close to the target figure of 10% needed to support the expected number of family moves.

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 short term contract.

At 1 April 2013 there were around 41,700 entitled and eligible occupants in England, Wales and Scotland in SFA and 1,934 in SSFA.

This table is a National Statistic.

Permanent holdings		Thousands of dwellings						
	2000	2007	2008	2009	2010	2011	2012	2013
United Kingdom	64.8	51.1	51.2	49.9	49.1	49.1	49.0	49.4
England & Wales	55.9	44.9	45.2	44.9	44.1	44.2	44.0	44.5
Scotland	5.7	3.5	3.6	3.2	3.2	3.2	3.3	3.3
Northern Ireland	3.2	2.7	2.4	1.8	1.8	1.7	1.7	1.6

Vacant accommodation		Thousands of dwellings						
	2000	2007	2008	2009	2010	2011	2012	2013
United Kingdom	14.7	10.1	10.5	8.4	7.3	6.0	6.5	7.7
England & Wales	12.6	8.2	8.1	7.3	6.1	5.0	5.0	6.1
Scotland	1.7	0.8	0.9	0.6	0.6	0.5	0.7	0.7
Northern Ireland	0.4	1.1	1.5	0.5	0.6	0.5	0.8	0.9

Vacant properties as a percentage of all dwellings		Percentage						
	2000	2007	2008	2009	2010	2011	2012	2013
United Kingdom	23	20	21	17	15	12	13	16
England & Wales	23	18	18	16	14	11	11	14
Scotland	30	23	25	19	18	16	24	21
Northern Ireland	13	41	63	28	34	29	40	56

Source: MOD Defence Infrastructure Organisation

Table 6.02.02 Surveyed condition of Service Family Accommodation in the United Kingdom at 31 March each year

As 31 March 2013, 1.5% of Service Family Accommodation (SFA) was recorded as being below Standard 2 for Condition (S2fC). 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 Service Family Accommodation (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 Ministry of Defence's commitment under the Armed Forces Covenant, no SFA below S2fC has been allocated in the UK since January 2012. Families living in SFA below S2fC may elect to move to another property.

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.

This table is a National Statistic.

Surveyed holdings by Standard for Condition

Thousands of dwellings

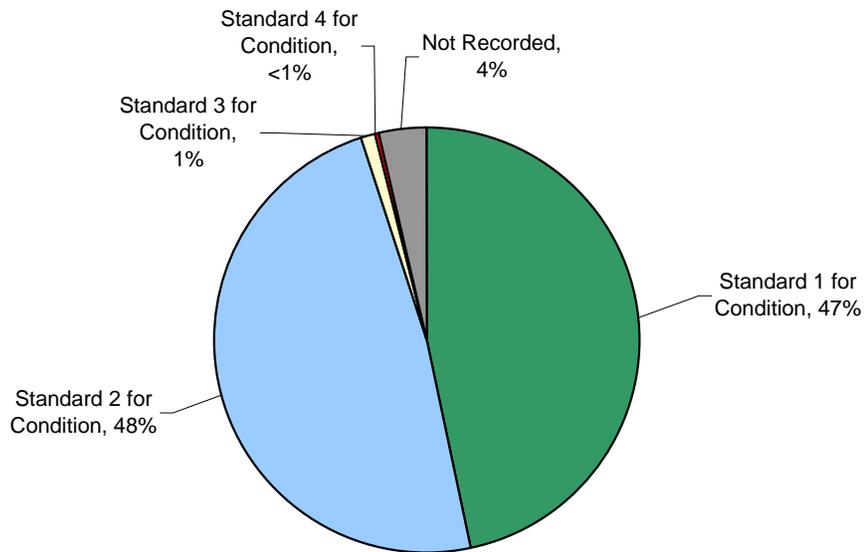
	Total stock	Core Stock ¹		Total stock ²					
	2000	2006	2007	2008	2009 ³	2010	2011	2012	2013
Total (United Kingdom)	57.4	43.0	44.4	48.8	49.9	49.1	49.1	49.0	49.4
Standard 1 for Condition	12.8	25.1	26.6	28.4	15.8	23.4	22.1	21.1	23.0
Standard 2 for Condition	28.4	15.8	15.7	17.4	25.6	21.3	23.8	24.8	23.9
Standard 3 for Condition	15.7	2.0	2.0	2.0	2.4	1.2	1.2	1.0	0.6
Standard 4 for Condition	0.6	0.1	0.1	0.1	0.3	0.2	0.2	0.2	0.1
Not Recorded ⁴	*	*	*	0.8	5.8	3.0	1.7	1.9	1.8

Source: MOD Defence Infrastructure Organisation

1. Core stock are those properties that are expected to be required in the longer 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.

Chart to Table **6.02.02**

Surveyed condition of Service Family Accommodation in the United Kingdom at 31 March 2013



Glossary of Terms and Abbreviations

AHL Annington Homes Limited

Defence Infrastructure Organisation 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 manage the military estate, including accommodation for Service personnel and their families, on behalf of the MOD.

Ministry of Defence The Ministry of Defence (MOD) is the United Kingdom government department responsible for implementation of government defence policy and is the headquarters of the British Armed Forces. The principal objective of the MOD is to defend the United Kingdom and its interests. The MOD also manages day to day running of the armed forces, contingency planning and defence procurement.

MOD see **Ministry of Defence**.

SFA Service Family Accommodation