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

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Statistical Bulletin 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 in the UK, including numbers of dwellings by country and by surveyed condition.

This edition gives statistics for 2008 to 2014, with a base year of 2000, and updates figures released in the 2013 edition of this bulletin, which provided statistics up to 2013.

Key Points and Trends

- At 31 March 2014 there were 49,400 Service Family Accommodation (SFA) properties in the UK, which is broadly unchanged over the past year.
- 9,300 properties are currently vacant (19% of the total), a further increase 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 Strategy 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.

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Tables marked as **NS** are National Statistics.

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- meet identified user needs;
- are well explained and readily accessible;
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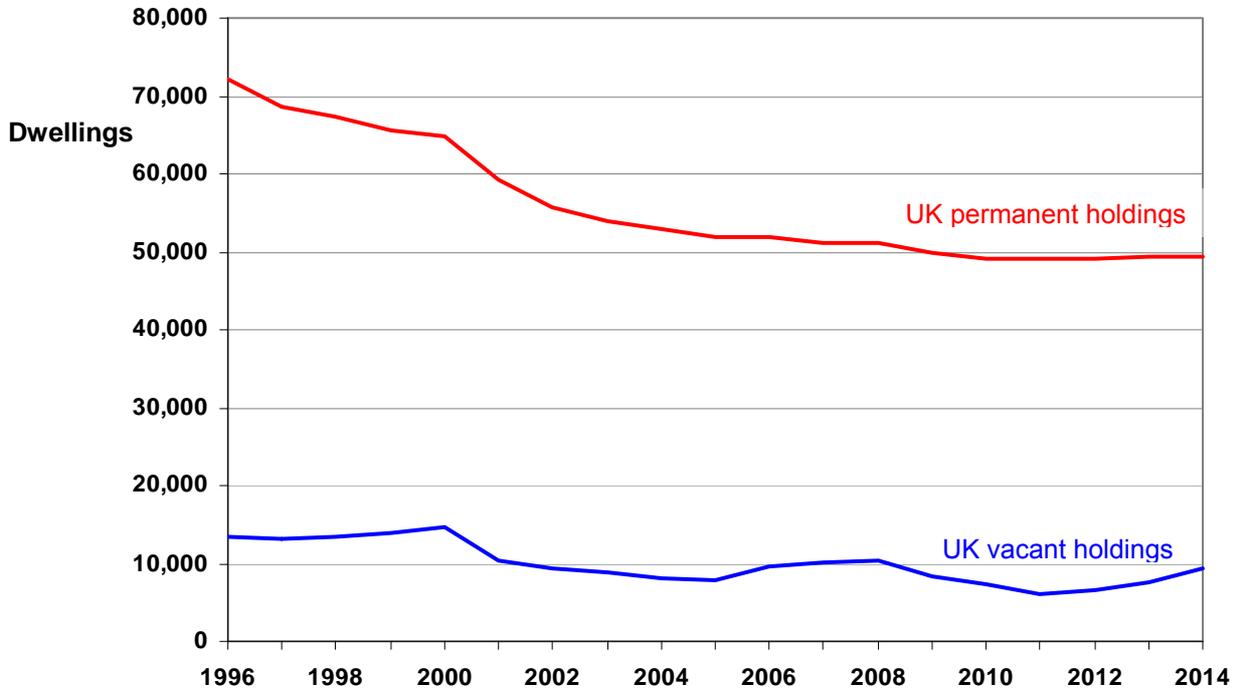
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<https://www.gov.uk/government/organisations/ministry-of-defence#freedom-of-information>

Key findings

1. Service Family Accommodation in the UK

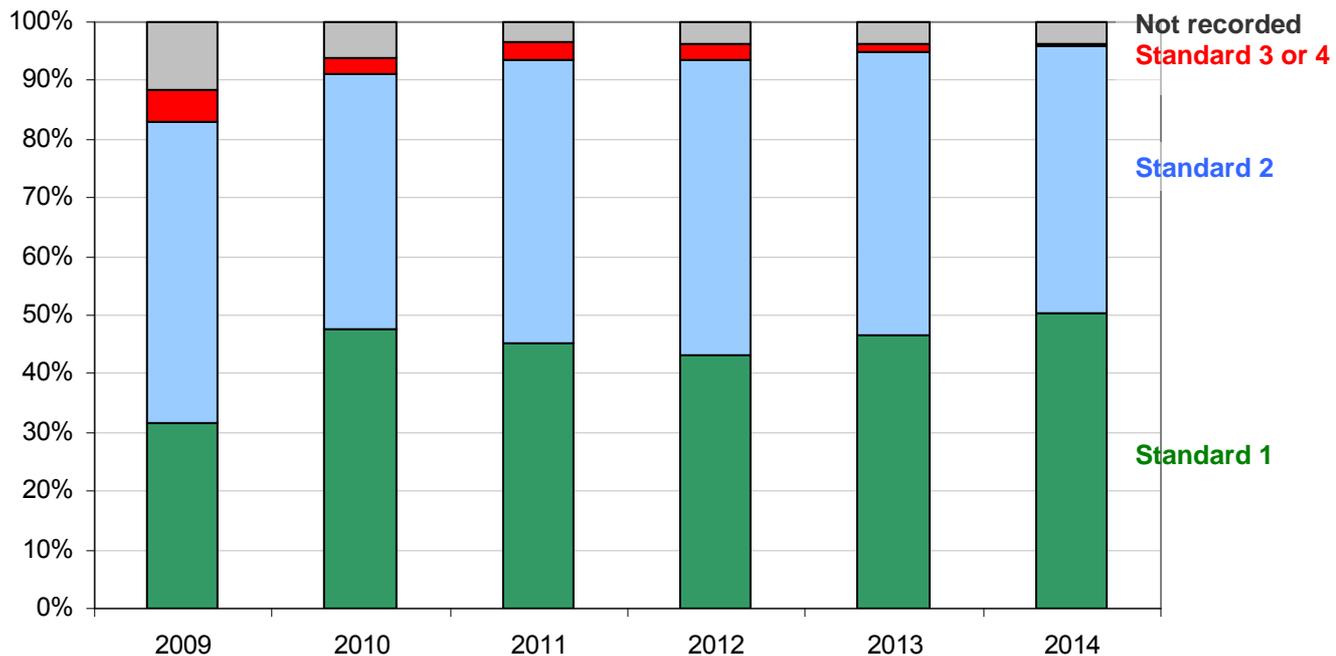


Source: Historical editions of [UK Defence Statistics](#).

- At 31 March 2014, the MOD’s Defence Infrastructure Organisation managed 49,400 UK properties, which is broadly unchanged over the past year. However, there is a longer-term decreasing trend dating back to at least the mid 1990’s – between 1996 and 2014 there has been a 31% decrease.
- 9,300 of the properties are vacant (19% 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 Strategy 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 17%, followed by Scotland (23%), and Northern Ireland (63%).

Detailed figures on UK permanent holdings and vacant accommodation rates can be found in [Table 6.02.01](#), including splits by country.

2. Condition of Service Family Accommodation in the UK



- 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 2014, 0.4% 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.

Detailed figures on UK permanent holdings by surveyed condition can be found in [Table 6.02.02](#).

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 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.

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 Ops 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 |
| .. | not available |
| – | Zero or rounded to zero |

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

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.

Table 6.02.01**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 |
| Permanent holdings | 64.8 | 51.2 | 49.9 | 49.1 | 49.1 | 49.0 | 49.4 | 49.4 |
| <i>By country:</i> | | | | | | | | |
| England & Wales | 55.9 | 45.2 | 44.9 | 44.1 | 44.2 | 44.0 | 44.5 | 44.5 |
| Scotland | 5.7 | 3.6 | 3.2 | 3.2 | 3.2 | 3.3 | 3.3 | 3.3 |
| Northern Ireland | 3.2 | 2.4 | 1.8 | 1.8 | 1.7 | 1.7 | 1.6 | 1.6 |
| Vacant properties | 14.7 | 10.5 | 8.4 | 7.3 | 6.0 | 6.5 | 7.7 | 9.3 |
| <i>By country:</i> | | | | | | | | |
| England & Wales | 12.6 | 8.1 | 7.3 | 6.1 | 5.0 | 5.0 | 6.1 | 7.5 |
| Scotland | 1.7 | 0.9 | 0.6 | 0.6 | 0.5 | 0.7 | 0.7 | 0.8 |
| Northern Ireland | 0.4 | 1.5 | 0.5 | 0.6 | 0.5 | 0.8 | 0.9 | 1.0 |
| Vacant properties as a percentage of all dwellings | 23 | 21 | 17 | 15 | 12 | 13 | 16 | 19 |
| <i>By country:</i> | | | | | | | | |
| England & Wales | 23 | 18 | 16 | 14 | 11 | 11 | 14 | 17 |
| Scotland | 30 | 25 | 19 | 18 | 16 | 24 | 21 | 23 |
| Northern Ireland | 13 | 63 | 28 | 34 | 29 | 40 | 56 | 63 |

Source: MOD Defence Infrastructure Organisation

Table 6.02.02**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 stock ¹. 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 |
| Total Stock | 57.4 | | 48.8 | | 49.9 | 49.1 | 49.1 | 49.0 | 49.4 | 49.4 |
| <i>By Condition:</i> | | | | | | | | | | |
| Standard 1 for Condition | 12.8 | | 28.4 | | 15.8 | 23.4 | 22.1 | 21.1 | 23.0 | 24.8 |
| Standard 2 for Condition | 28.4 | | 17.4 | | 25.6 | 21.3 | 23.8 | 24.8 | 23.9 | 22.5 |
| Standard 3 for Condition | 15.7 | | 2.0 | | 2.4 | 1.2 | 1.2 | 1.0 | 0.6 | 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 | 3.0 | 1.7 | 1.9 | 1.8 | 1.9 |
| Percentage of SFA which are Standard 1 or 2 (excludes Not Recorded) | 71.7 | | 95.6 | | 93.9 | 97.0 | 97.0 | 97.5 | 98.5 | 99.6 |

Source: MOD 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 represents 97% of the "Not Recorded" stock. 80% of this stock is assessed to be in good condition.