

To be used for all infrastructure needs

Routine Requirement Urgent Estate Requirement (UER) Non-DIO Funded¹

1. Originator Details

TLB	DE&S		
Chain of Command ²	NA	Date	4 Jul 14
Name, Rank and Post of Originator		Contact Tel No.	
Internal Reference Number		Contact Email	

2. Location and Title (Garrison, Site, Title)

Garrison/Station:	MOD ABBEY WOOD	Site:	NA
Title	NA	Asset No. (if Known)	

Earliest ISD ³	4 Jul 16	Latest ISD ⁴	4 Jul 18
Publically Announced	(Date)NA	Originating Establishment ⁵	MOD ABBEY WOOD
IEMP Reference ⁶	NA	No of Bed Spaces ⁷	700

3. Single Statement of Military Capability (What capability outcome is required)

Effective provision of Single Living Accomodation (SLA) for Abbey Wood, of an appropriate type and scale, to meet the enduring needs of entitled personnel in the Bristol area in line with current policy; with the additional inclusion of critical, currently deficient, wider support services.

4. Justification (Why the Capability Gap/ Need has materialised)⁸

Service personnel numbers at MOD Abbey Wood have grown significantly since its original inception and, following a recent review on the transition of DE&S to a bespoke trading entity, will have a sustained military workforce some 1500 strong. As at Aug 14 there are 627 military staff accommodated in Substitute Service Single Accommodation (SSSA) in the Bristol area, through a combination of single and shared occupancy (rank dependent).

Personnel are currently spread over a wide area around Bristol. While their basic accommodation needs are met, their wider Service and personal needs and expectations are not. The lack of a central Mess facility denies personnel the opportunity to interact socially with colleagues outside work, which, combined with the disparate nature of the SSSA footprint, results in many unaccompanied personnel on the strength of DE&S experiencing a feeling of isolation. The bottom line is that SSSA does not provide an environment to build team spirit and cohesion nor the fostering of Service tradition, ethos and standards.

The absence of MOD funded SLA removes any flexibility in the provision of short term accommodation. DE&S hosts significant numbers of military visitors, some of whom are required to book into local hotels. In addition, personnel who join DE&S at relatively short notice are given up to 2 months to find accommodation and currently move into costly hotel rooms or serviced apartments. SLA would provide 'hotel services' for such personnel thus providing a saving to Defence.

The costs of SSSA are approximately £7.5m per annum. This comprises £4.4m for accommodation and £2.3m on Food and Incidentals Allowance. The remainder is made up of incidental allowances such as Home To Duty travel. These figures do not include additional costs associated with SSSA occupancy that are not visible to DE&S centrally, such as council tax, utilities, telephone, TV licencing or the cost of sourcing SSSA in the first place, all of which add significant expense to the 'substitute' solution.

¹ If this is non-DIO funded then describe details in Section 8
² Chain of Command denotes the intermediate organisation between site and TLB (if applicable)
³ Date before which the infra is not of any benefit to the output.
⁴ Date after which failure to deliver will have a significant impact on output/capability
⁵ Not necessarily where the solution will be provided.
⁶ Most SONs should relate to the IEMP and possibly a CONEMP or an EDP or Basing Strategy
⁷ Applies only to SONs that have an SLA requirement
⁸ Include: statutory, regulatory, operational, H&S, environmental impacts, supporting policy, orders, directives etc where applicable

The cost of SSSA is likely to continue to rise each year as Bristol become a more popular place to live and work. It is believed that construction of a Mess would provide Value for Money over its lifetime. A suitable solution would not only allow all Military Personnel to be accommodated on one site, but would include a number of ancilliary services and facilities in order to maximise its utility. These would include Mess Public Rooms (divisible into the 3-tier rank structure) and catering provision as well as sickbay, dental (currently 30 miles away), physio, JSAU, sports, retail and leisure facilities; thus creating a centralised support space and freeing-up highly prized office space within the ABW main site. Additionally, a well sited SLA would help to alleviate significant parking shortages at ABW.

A suitable facility with approximately 700 beds would allow for fluctuations in personnel requiring SLA as well as surge capacity for those visiting ABW overnight.

5. Risk(s) Arising From Non Delivery (What happens if infra is not provided)⁹

MOD continues to pay exhorbitant (and increasing) costs to rent property on the open market, as well as associated SSSA living allowances. As Bristol becomes a more desirable place to live and work, the MOD will find it increasingly difficult to find accommodation at the right price. SSSA does not give security of tenure beyond the first 6 mths and landlords are only required to give 60 days notice to vacate. There is a wide range and standard of property on offer with huge variance in the manner in which landlords resolve issues. The dispersed accommodation portfolio is harder to manage and security cannot be assured. Finally, the longer this situation continues the greater the risk of a breakdown of Military ethos and cohesion of personnel based at ABW.

6. Mitigation Against Non Delivery (If the infrastructure is not delivered what mitigation will be introduced, include reference to risk register where applicable)

Continue as before - ongoing provision of costly SSSA is the only the mitigation against the absence of SLA.

7. Geographical Constraints & Justification (non-time related boundaries and constraints)

On-site space for new buildings is limited and so additional land would need to be sourced. Siting would need to consider proximity to ABW for ease of access.

8. Linked Projects/Programmes¹⁰

⁹ Where relevant; discuss key dates.

¹⁰ Is this part of a bigger project/programme, are there dependencies to other projects? Include key references.

Wood. Taken together, these two 'estate' based initiatives have the potential to add significantly to the operational effectiveness of an organisation responsible for spending £14bn of public funds, annually.

9. Considerations¹¹ (See Note 1)

This SoN does not just cover accommodation. A critical element of the solution will be the ability to provide much needed support services to military personnel accommodated in the Bristol area: mess facilities (i.e. dining, bar, laundry, etc) and support services (i.e. Doctor, Dentist, Physio, JSAU, etc). Some of these exist on the ABW site now, but are not optimised. Provision of a central SLA solution would allow for the repositioning and improvement of those services that do exist and the creation of numerous others (notable by their absence).

Suitable SLA could be built or purchased from the open market

Once provided, a coherent SLA solution would pay for itself in short order and go on to provide an enduring solution for the life of MOD Abbey Wood

10. Common Defence Criteria (CDC) Originator Prioritisation (See note 2)

CDC No	Originator Score	Originator Justification	CofC Score	TLB Score
1 (100)	0	Nil support to Ops		0
2 (100)	70	Significant contribution to DBSOs 5 'Transforming Defence' and 8 'Equipment Programme'. The provision of a coherent SLA solution in the Bristol area will have a marked impact on the efficiency of military staff who play a critical role in the output of DE&S		70
3 (100)	100	Support to Human Capability - enhance standards and behaviours, provision of Moral Component of Operational Capability. Deliver a well balanced force, better accommodation management, increased morale and community support and, ultimately, military ethos (across all 3 Services). The current solution fails in pretty much all areas at the moment.		100
4 (100)	0	Compliant infrastructure -		0
5 (100)	100	Deliver estate effectively. Reduce cost of estate management; significantly reduce associated living expenses over lifetime of the solution. Critical contribution to DBSO 6 'Service Personnel' - current solution runs completely counter to the Armed Forces Covenant in that personnel should not be 'disadvantaged' by service life: the majority of accompanied personnel at Abbey Wood are.		100
Total (500)	270		0	270

¹¹ Still output based but also capturing specific elements that DIO should be aware of at the earliest stage.

SO1 SO2 SO3 SO4 SO5

12. Priority Category (See note 4)

PA MDN SDN CDN

13. Endorsements

Chain of Command Review			
Chain of Command Comment (to include reason for changing CDC scores if applicable): Having been intimately involved in the formulation of this SoN, I have little to add. However, I am bound to say that having been Commanding Officer here for 3 months the single biggest failing I have identified within the military component of the DE&S is the support we provide our Service Personnel. The current package is as far from 'bespoke' as it is possible to get. It has not been designed specifically to meet the needs of Service Personnel in the Bristol area, but is a 'best effort' legacy of the numerous developments that have occurred within the procurement and logistic communities over the last 10 years. As such, it is no longer fit for purpose. A wholesale revision in the provision of SLA and other associated support services would constitute a major step in the delivery of a future-proofed DE&S.			
Rank	Name	Date 18 Jul 14	Signature

TLB Review			
TLB Comment (to include reason for changing CDC scores if applicable): Endorsed. Provision and upkeep of appropriate Service accommodation is a DIO responsibility. This SON targets an existing shortfall in DIO provision and has been highlighted to the ongoing Living Accommodation Strategy Review.			
Rank	Name	Date 8/8/2014	Signature

DIO Review			
Requirement Category (See note 5)			
Maintain <input type="checkbox"/>	Sustain <input type="checkbox"/>	Change <input type="checkbox"/>	
Industry Partner Comments and ROC (If applicable) include details of ROC source, confidence etc			
Rank	Name	Date	Signature

DIO SAPT Environment CDC review (prior to SAPT moderation):

CDC 1 (100)	CDC 2 (100)	CDC 3 (100)	CDC 4 (100)	CDC 5 (100)	Total (500)
					0

DIO SAPT Comment:			
Rank	Name	Date	Signature

