

CHAPTER 6 - LAND HOLDINGS AND BUILDINGS

INTRODUCTION

Land holdings – tables 6.1, 6.2 & 6.3

1,000 hectares = 3.86 sq miles

The Ministry of Defence is one of the largest landowners in the country, with an estate equal to about 1% of the UK land mass. The estate, spread over 4,000 sites, is critical to the effectiveness of the Armed Forces. It is used for training and accommodation and provides a base from which operations can be instigated.

The total area of the defence estate is some 373 thousand hectares (about 1,440 square miles), an area similar in size to Cornwall, and includes rights over 133 thousand hectares. It is held solely to support the delivery of defence capability. Defence Estates manages property assets ranging from barracks and airfields to rural training areas. These are valued at about £20 billion. The annual cost of new construction, maintenance and property management is over £2 billion.

For more information, visit the Defence Estates website at: <http://www.defence-estates.mod.uk/>

Table 6.1 shows the area of land occupied by each Service and whether owned, leased or with legal rights. The MOD owns 240 thousand hectares of land and foreshore, about the size of Dorset. The Army occupies the largest area at 157 thousand hectares, with access to a further 88 thousand hectares from various rights and grants.

Table 6.2 shows the area of MOD holdings by country. England accounts for the largest portion of MOD land holdings, where the MOD owns 190 thousand hectares and has access to a further 34 thousand hectares in rights and grants.

Table 6.2 also shows the respective areas of land and foreshore in MOD holdings, by country. Foreshore is the land between low and high tide marks. The MOD owns 222 thousand hectares of land and 19 thousand hectares of foreshore within the UK.

Table 6.3 shows the area of MOD holdings by type of use, such as airfields, training areas and barracks. Training areas occupy the largest area at 292 thousand hectares (about 1,130 square miles), including rights over 128 thousand hectares.

Larger areas of the Defence Estate

Salisbury Plain, Wiltshire

The Army has been connected with Salisbury Plain since 1897 and the total area of the current estate is just over 38,000 hectares. It is 25 miles by 10 miles (40km by 16km) and occupies about one ninth of the area of Wiltshire.

Much of the land is let to farmers or is grazed under license. Approximately 12,150 hectares of the land is used for live firing and as impact areas. Public access is permanently restricted in certain areas for safety reasons.

Catterick and Feldom Training Area, Yorkshire

The area's military history dates from as far back as 1798. Later, General Lord Baden-Powell, based in Richmond from 1908 to 1910, as GOC the Northumbrian Division, was tasked by the War Office to establish a military training centre in the north of England, and he chose Catterick. Its status as a permanent training centre was secured in 1921 and a period of intensive building followed. The land comprising the current training area was acquired between 1921 and 1985 and its current size is 7870 hectares.

In conjunction with military training, Catterick Training Area is predominantly used for livestock grazing, while the better in-bye land is farmed more intensively for hay, silage and arable crops.

Otterburn Training Area, Northumberland

A military presence, in the form of Roman legions, existed in the Otterburn area as long ago as the first and second centuries AD. In 1911, the War Office bought 7,690 hectares of land and the artillery ranges were extended during the Second World War.

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The training area now consists of some 22,900 hectares of land, all owned by the MOD, and is the largest single impact area range in the UK. It is partitioned into three separate Danger Areas: Redesdale Range, Otterburn Range, Bellshiels Demolition Area and has three Outside Gun Areas. Some 45,000 soldiers use the area each year. The Cheviot Dry Training Area is to the north of these areas. Otterburn Training Area also includes 2 ranges at Ponteland near Newcastle and at Whitburn on the coast between Newcastle and Sunderland. In 2007 DTE Otterburn expanded to include Ballykinler and Magilligan training areas in Northern Ireland.

Dartmoor Training Area, Devon

Military training has taken place on Dartmoor since the early 1800s, being used intensively for tactical exercises with live ammunition during the Second World War. Today the MOD uses (by freehold, lease or license) approximately 12,760 hectares of the National Park's 94,400 hectares. The Dartmoor Training Area is used for light forces' exercises, mostly for Royal Marines and other units based in the southwest.

There are three Range Danger Areas: Okehampton, Merrivale and Willsworthy, which when this land is not in use for live firing, provide for dry training with blank ammunition. There are smaller training areas at Cramber and Ringmoor.

RAF Spadeadam, Cumbria

Located on the edge of the Wark Forest between Hadrian's Wall and the Scottish Borders. The site now occupied by the RAF used to be known as the Spadeadam Wastes, mostly remote and uninhabited, until 1957 when the Intermediate Range Ballistic Missile Test Centre was built.

RAF Spadeadam is home to the Electronic Warfare Tactics Range, one of two such facilities in Europe, offering a unique facility for the training of aircrews in a hostile Electronic Warfare environment. The Range is contained within Low Flying Area 13, which extends from Hawick in Scotland, South to Alston in England, and from Langholm in the West to Hexham in the East.

RAF Spadeadam provides realistic Electronic Warfare training for aircrew, primarily for the RAF, but other NATO Air Forces use the range as well.

The land area is about 3642 hectares, making it the largest RAF Station in the UK. The majority of this land is sub-let for timber production to the Forestry Commission.

Service Family Accommodation – tables 6.4 & 6.5

The Defence Housing Executive (DHE) took over responsibility for housing services from the Armed Services on 1 April 1996. 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 leased back, with the condition that the MOD release a minimum number of properties over 25 years for disposal by AHL.

On 1 April 2004 the DHE ceased to be a separate Agency and became part of Defence Estates. This organisation is now called the Defence Estates' Directorate of Operations Housing. DE Ops Housing retains responsibility for managing all the Service Family Accommodation (SFA) for the Royal Navy and Marines, the Army and the Royal Air Force in the UK. It operates through a network of seven Housing Information Centres (HICs), in three regions, which report to the Directorate Head Office located at RAF Brampton in Cambridgeshire. The Director of Operations Housing reports to the Director General of Operations, Defence Estates.

Table 6.4 shows the numbers of Service Family Accommodation properties in the UK and the numbers and proportion vacant. There are around 51,000 properties in the UK, of which around 10,500 are currently vacant. There are around 40,000 occupants in England, Wales and Scotland, and around 1000 in Northern Ireland

Table 6.5 shows the surveyed condition of Service Family Accommodation properties within Great Britain. Around 94% of properties are assessed as Standard 1 or 2 (good condition, or requiring minor improvements) as of 31st March..

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Table 6.1 Land holdings by parent service area and whether owned, leased or with legal rights, at 1 April each year in thousand hectares

	1990	1997	2002	2003	2004	2005	2006	2007	2008
Total land & foreshore holdings and rights held ¹	344.0	364.1	366.1	371.1	371.0	365.7	365.6	365.6	373.4
Land and foreshore holdings	240.6	239.6	241.1	240.0	239.9	240.7	240.7	240.7	240.3
Freehold	225.1	223.9	220.7	219.6	219.5	220.4	220.4	220.4	220.0
Leasehold	15.5	15.7	20.4	20.4	20.4	20.4	20.3	20.3	20.3
Rights held ¹	103.4	124.5	124.9	131.1	131.1	124.9	124.9	124.9	133.1
<i>of which:</i>									
Royal Navy	39.7	39.4	43.9	43.8	43.8	43.9	43.9	43.9	43.6
Land and foreshore holdings	13.2	13.3	17.7	17.6	17.6	17.7	17.7	17.7	17.4
Freehold	10.8	10.9	15.2	15.1	15.1	15.2	15.2	15.2	14.9
Leasehold	2.4	2.4	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Rights held ¹	26.5	26.1	26.2	26.2	26.2	26.2	26.2	26.2	26.2
Army	221.0	243.7	245.1	251.0	251.0	245.1	245.1	245.1	245.2
Land and foreshore holdings	154.3	155.9	157.0	156.7	156.7	157.0	157.0	157.0	157.1
Freehold	150.3	151.9	151.4	151.2	151.2	151.4	151.4	151.4	151.4
Leasehold	4.0	4.0	5.7	5.5	5.5	5.7	5.7	5.7	5.7
Rights held ¹	66.7	87.8	88.1	94.3	94.3	88.1	88.1	88.1	88.1
Royal Air Force	54.3	52.2	46.7	46.7	46.7	46.6	46.6	46.6	46.6
Land and foreshore holdings	45.3	42.9	37.4	37.3	37.3	37.3	37.3	37.3	37.3
Freehold	37.4	34.8	29.0	28.9	28.9	29.0	29.0	29.0	29.0
Leasehold	7.9	8.1	8.3	8.4	8.4	8.3	8.3	8.3	8.3
Rights held ¹	9.0	9.3	9.3	9.4	9.4	9.3	9.3	9.3	9.3
The Centre ²	29.0	27.5	26.5	25.9	25.9	26.3	26.3	26.3	34.5
Land and foreshore holdings	27.8	26.2	25.2	24.7	24.7	25.0	25.0	25.0	25.0
Freehold	26.6	25.2	24.2	23.7	23.7	24.0	24.0	24.0	24.0
Leasehold	1.2	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Rights held ¹	1.2	1.3	1.3	1.2	1.2	1.3	1.3	1.3	9.5
Other ³	*	1.2	3.8	3.7	3.7	3.8	3.8	3.8	3.8
Land and foreshore holdings	*	1.2	3.8	3.7	3.7	3.8	3.8	3.8	3.8
Freehold	*	1.1	0.8	0.7	0.7	0.8	0.8	0.8	0.8
Leasehold	*	0.1	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Rights held ¹	*	-	-	-	-	-	-	-	-

Source: MOD Defence Estates

These holdings include land declared as surplus to defence requirements.
A thousand hectares is 3.86 square miles.

1. Rights held are Land and foreshore that are not owned by, or leased to MOD, but over which the Department has limited rights under grants and rights.
2. The Centre includes Defence Equipment & Supply and Central Staff.
3. Includes former Service married quarters leased by the Defence Housing Executive from Annington Property Ltd.

Statistics show that the estate size has not moved significantly in recent years. Disposals and acquisitions have occurred, but the overall impact on the overall estate size is not significant. The basis of measurement will be reviewed during the next year to ensure it reflects changes and improvements in technology.

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Table 6.2 Land holdings by country and whether owned, leased or with legal rights, at 1 April each year in thousand hectares

	1990	1997	2002	2003	2004	2005	2006	2007	2008
Land & foreshore holdings and Rights held ¹	344.0	364.1	366.1	371.1	371.0	365.7	365.6	365.6	373.4
Land and foreshore holdings	240.6	239.6	241.1	240.0	239.9	240.7	240.7	240.7	240.3
Freehold	225.1	223.9	220.7	219.6	219.5	220.4	220.4	220.4	220.0
Leasehold	15.5	15.7	20.4	20.4	20.4	20.4	20.3	20.3	20.3
Rights held ¹	103.4	124.5	124.9	131.1	131.1	124.9	124.9	124.9	133.1
England	226.0	226.9	224.6	229.8	229.7	224.2	224.2	224.2	223.9
Land and foreshore holdings	195.4	192.6	190.2	189.1	189.0	189.8	189.8	189.8	189.5
Freehold	182.9	179.8	172.8	171.7	171.6	172.5	172.5	172.5	172.2
Leasehold	12.5	12.8	17.4	17.4	17.4	17.3	17.3	17.3	17.3
Rights held ¹	30.6	34.3	34.4	40.7	40.7	34.4	34.4	34.4	34.4
Wales	23.4	23.0	22.9	22.9	22.9	22.9	22.9	22.9	22.9
Land and foreshore holdings	21.0	20.9	20.7	20.7	20.7	20.7	20.7	20.7	20.7
Freehold	20.9	20.8	20.5	20.5	20.5	20.5	20.5	20.5	20.5
Leasehold	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Rights held ¹	2.4	2.1	2.2	2.2	2.2	2.2	2.2	2.2	2.2
Scotland	91.2	110.9	115.2	115.2	115.2	115.3	115.3	115.3	123.4
Land and foreshore holdings	20.8	22.9	27.1	27.1	27.1	27.2	27.2	27.2	27.1
Freehold	18.3	20.4	24.6	24.6	24.6	24.6	24.6	24.6	24.6
Leasehold	2.5	2.5	2.6	2.5	2.5	2.6	2.6	2.6	2.6
Rights held ¹	70.4	88.0	88.1	88.1	88.1	88.1	88.1	88.1	96.3
Northern Ireland	3.4	3.3	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Land and foreshore holdings	3.4	3.2	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Freehold	3.0	2.9	2.8	2.8	2.8	2.8	2.8	2.8	2.8
Leasehold	0.4	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Rights held ¹	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Land and foreshore holdings	240.6	239.6	241.1	240.0	239.9	240.7	240.7	240.7	240.3
Land	222.6	221.0	222.5	221.4	221.3	222.1	222.0	222.0	221.7
England	180.3	177.3	174.9	173.8	173.7	174.5	174.5	174.5	174.2
Wales	20.0	19.8	19.7	19.7	19.7	19.7	19.7	19.7	19.7
Scotland	19.2	20.8	25.0	25.0	25.0	25.0	25.0	25.0	24.9
Northern Ireland	3.1	3.1	2.9	2.9	2.9	2.9	2.9	2.9	2.9
Foreshore	18.0	18.6	18.6	18.6	18.6	18.6	18.6	18.6	18.6
England	15.1	15.3	15.3	15.3	15.3	15.3	15.3	15.3	15.3
Wales	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Scotland	1.6	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
Northern Ireland	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2

Source: MOD Defence Estates

These holdings include land declared as surplus to defence requirements.
A thousand hectares is 3.86 square miles.

1. Rights held are Land and foreshore that are not owned by, or leased to MOD, but over which the Department has limited rights under grants and rights.

Statistics show that the estate size has not moved significantly in recent years. Disposals and acquisitions have occurred, but the overall impact on the overall estate size is not significant. The basis of measurement will be reviewed during the next year to ensure it reflects changes and improvements in technology.

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Table 6.3 Land holdings by type of use and whether owned, leased or with legal rights, at 1 April each year in thousand hectares

	1990	1997	2002	2003	2004	2005	2006	2007	2008
Airfields	28.3	28.9	26.5	26.7	26.7	26.4	26.4	26.4	26.2
Freehold	26.9	27.2	24.8	25.0	25.0	24.7	24.7	24.7	24.5
Leasehold	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Rights ¹	1.3	1.6	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Naval bases	1.3	1.4	1.2	1.1	1.1	1.2	1.2	1.2	1.2
Freehold	1.3	1.3	1.1	1.0	1.0	1.1	1.1	1.1	1.1
Leasehold	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Rights ¹	-	-	-	-	-	-	-	-	-
Training areas, ranges	254.8	278.4	283.5	283.9	283.9	283.5	283.5	283.5	291.6
Freehold	142.6	145.7	148.8	149.1	149.1	148.8	148.8	148.8	148.7
Leasehold	13.1	13.3	15.2	15.2	15.2	15.2	15.2	15.2	15.2
Rights ¹	99.1	119.4	119.5	119.6	119.6	119.5	119.5	119.5	127.7
Barracks, camps	11.3	10.9	11.4	17.9	17.9	11.4	11.4	11.4	11.4
Freehold	10.2	10.2	10.6	10.7	10.7	10.6	10.6	10.6	10.6
Leasehold	0.3	0.3	0.3	0.5	0.5	0.3	0.3	0.3	0.3
Rights ¹	0.9	0.4	0.5	6.7	6.7	0.5	0.5	0.5	0.5
Storage, supply depots	9.6	11.1	11.8	9.7	9.7	11.7	11.7	11.7	11.7
Freehold	9.5	10.6	11.3	9.2	9.2	11.2	11.2	11.2	11.2
Leasehold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Rights ¹	-	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Research and Development	28.4	21.8	18.4	18.9	18.9	18.4	18.4	18.4	18.4
Freehold	26.5	20.3	16.8	17.4	17.4	16.8	16.8	16.8	16.8
Leasehold	1.2	0.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Rights ¹	0.7	0.6	0.6	0.5	0.5	0.6	0.6	0.6	0.6
Radio & W/T stations	6.4	7.3	6.4	6.3	6.3	6.4	6.4	6.4	6.4
Freehold	5.6	5.8	5.1	5.0	5.0	5.1	5.1	5.1	5.1
Leasehold	0.4	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Rights ¹	0.4	1.0	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Miscellaneous	3.8	4.3	6.8	6.6	6.6	6.7	6.7	6.7	6.6
Freehold	2.5	2.8	2.2	2.2	2.2	2.2	2.2	2.2	2.1
Leasehold	0.3	0.3	2.9	2.7	2.7	2.8	2.8	2.8	2.8
Rights ¹	1.0	1.2	1.7	1.7	1.7	1.7	1.7	1.7	1.7
Defence land used for agricultural purposes ²	110.8	96.2	91.8	103.0	100.5	106.3	.. ³	.. ³	.. ³
Grazing only	61.2	51.9	60.0	70.2	68.3	71.0
Full agricultural use	49.6	44.3	31.8	32.8	32.2	35.3

Source: MOD Defence Estates

These holdings include land declared as surplus to defence requirements.
A thousand hectares is 3.86 square miles.

1. Rights held are Land and foreshore that are not owned by, or leased to MOD, but over which the Department has limited rights under grants and rights.
2. Values are included within the usage totals above.
3. Following changes in the tenancies of agricultural land, these data are no longer available.

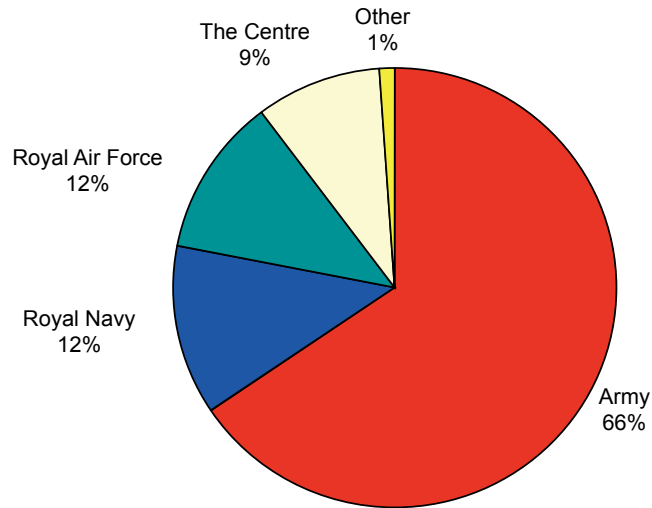
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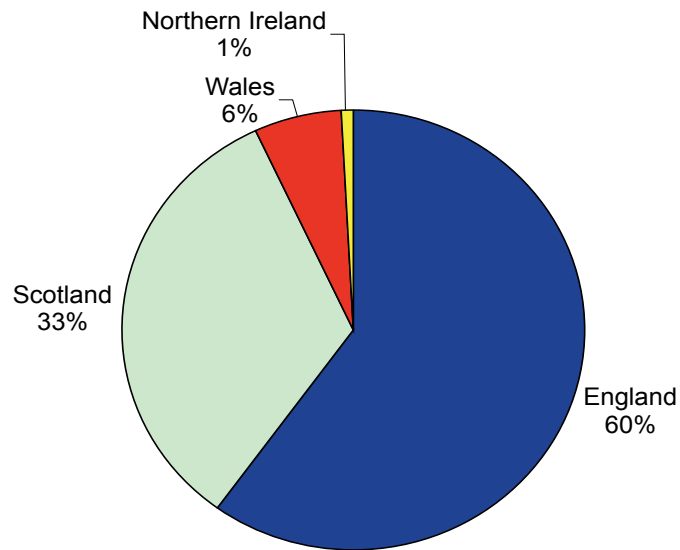
LAND HOLDINGS

Charts to tables **6.1, 6.2, 6.3** Analysis of land holdings, at 1 April 2008

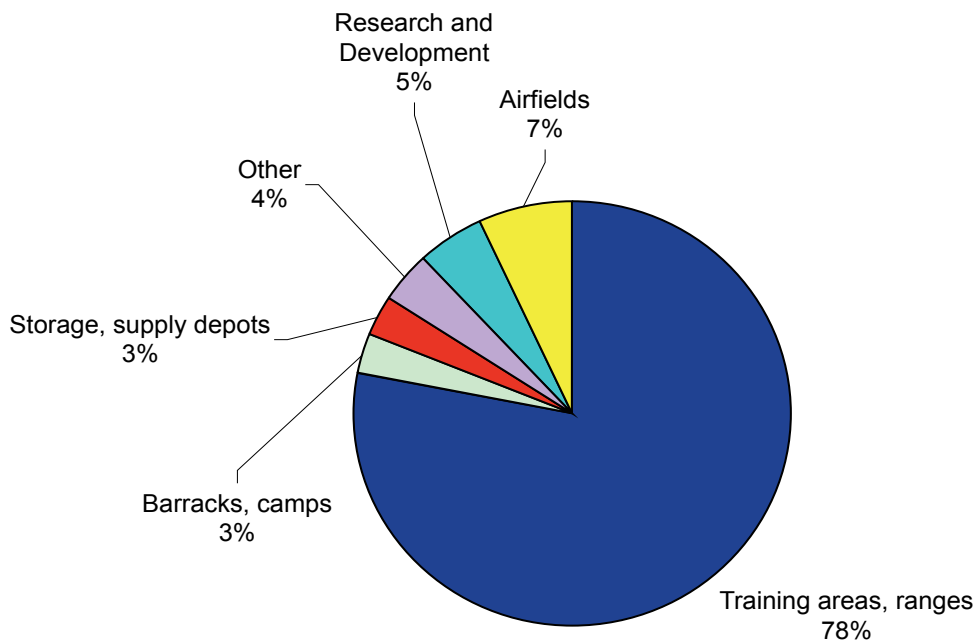
Parent Service area



Country



Type of Use



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Table 6.4 Service family accommodation in the United Kingdom, at 31 March each year in thousands of dwellings

Defence Estates' Directorate of Operations Housing is responsible for Service Family Accommodation (SFA) in England, Wales and Scotland. At 31st March 2008 it managed some 48,800 properties, and assumed responsibility for Northern Ireland from 1 April 2008.

Vacant properties

There are about 9000 vacant properties in England, Wales and Scotland. Around 2500 of these are either awaiting incoming deployments, modernisation or disposal, whilst the remainder are available to let or are already under offer to Service families.

Number of Occupants

DE Ops Housing 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 is temporarily utilised for other defence purposes such as single living accommodation.

DE Ops Housing 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 DE Ops Housing stock, and is provided under contract. At 2 April 2008 there were over 39,000 entitled and eligible occupants in England, Wales and Scotland, including 1,175 in SSFA. 1000 entitled and eligible personnel occupy SFA in Northern Ireland and this will increase to approx 1340 by September 2008 as 3 major Unit Moves complete.

Permanent holdings

	1990	1997	2002	2003	2004	2005	2006	2007	2008
United Kingdom	75.0	68.6	55.8	53.8	52.8	51.9	51.8	51.1	51.2
England & Wales	*	*	48.1	46.3	45.8	45.3	45.1	44.9	45.2
Scotland	*	*	4.5	4.3	4.1	3.8	3.8	3.5	3.6
Northern Ireland	*	*	3.2	3.2	2.9	2.8	2.9	2.7	2.4

Vacant accommodation

	1990	1997	2002	2003	2004	2005	2006	2007	2008
United Kingdom	11.8	13.2	9.4	8.8	8.2	7.9	9.5	10.1	10.5
England & Wales	*	*	8.1	7.4	7.0	6.7	7.9	8.2	8.1
Scotland	*	*	0.7	0.8	0.7	0.7	0.8	0.8	0.9
Northern Ireland	*	*	0.6	0.6	0.5	0.5	0.8	1.1	1.5

Vacant properties as a percentage of all dwellings

	1990	1997	Percentage						
			2002	2003	2004	2005	2006	2007	2008
United Kingdom	16	19	17	16	16	15	18	20	21
England & Wales	*	*	17	16	15	15	18	18	18
Scotland	*	*	16	19	17	18	21	23	25
Northern Ireland	*	*	19	19	17	18	28	41	63

Source: Housing Directorate of Defence Estates

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Table 6.5 Surveyed condition of Service family accommodation in Great Britain at 31 March each year in thousands of dwellings

Defence Estates Directorate of Operations Housing is committed to upgrading all of its core properties to Standard 1 for Condition, and this is reflected in the Defence Estates Corporate Plan. Core properties are those that are expected to be required in the long term. Not all of the existing stock will be upgraded as some will be handed back to Annington Homes Ltd or disposed of by Defence Estates.

At 31 March 2008, 94% of properties were at either Standard 1 for Condition or Standard 2 for Condition, with the remainder at Standard 3 or 4. Defence Estates Directorate Operations Housing will assume responsibility for properties in Northern Ireland from 1 April 2008. Standard for Condition data for SFA in Northern Ireland is not held.

Standard for Condition categories:

All SFA in Great Britain 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.

Surveyed holdings by standards for Condition	Total stock		Core stock ¹						Total stock ²	
	2000		2002	2003	2004	2005	2006	2007	2008	
Total (Great Britain)	57.4	 	37.0	41.7	41.7	42.9	43.0	44.4	 	48.8
Standard 1 for Condition	12.8		19.0	20.9	22.8	24.0	25.1	26.6		28.4
Standard 2 for Condition	28.4		14.8	18.3	16.4	17.9	15.8	15.7		17.4
Standard 3 for Condition	15.7		2.9	2.4	2.4	0.9	2.0	2.0		2.0
Standard 4 for Condition	0.6		0.2	0.1	0.1	0.1	0.1	0.1		0.1
Not Recorded	*		*	*	*	*	*	*		0.8

Source: Housing Directorate of Defence Estates

1. Core stock are those properties that are expected to be required in the long 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. Over 90% of permanent holdings had been surveyed by 2002.