

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 equivalent to around 1% of the UK land mass. Defence Estates – an MOD organisation - manages the estate. The estate, spread over approximately 4,000 sites, is critical to the effectiveness of the Armed Forces. It is held solely to support the delivery of defence capability by providing training areas, accommodation and a base from which operations can be instigated.

The total area (freehold and leasehold) of the defence estate remains around 240 thousand hectares and is valued at about £20 billion. The Department has additional rights and grants of over 133 thousand hectares. 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. Of the 239 thousand hectares of land and foreshore owned by MOD, the Army occupies the largest area (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 estate comprises 188 thousand hectares with access to a further 34 thousand hectares in rights and grants. The MOD owns 221 thousand hectares of land and 18 thousand hectares of foreshore within the UK. (Foreshore is the land between low and high tide marks.)

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 291 thousand hectares, including rights over 128 thousand hectares.

Larger areas of the Defence Estate

Salisbury Plain, Wiltshire

Army use of Salisbury Plain dates back to 1897. The total area of the current estate is just over 38 thousand hectares and represents about one ninth of the area of Wiltshire.

While much of the land is let to farmers or is grazed under license, around 12,150 hectares 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

A military training centre at Catterick was created before the First World War. The 7,870 hectares of land which forms the current training area were acquired between 1921 and 1985. Much of this land is used for livestock grazing, while the better in-by-land is farmed more intensively for hay, silage and arable crops.

Otterburn Training Area, Northumberland

The War Office bought 7,690 hectares of land in 1911, with the artillery ranges being extended during the Second World War. The training area now comprises of some 22,900 hectares of land, with the largest single impact area range in the UK. The range is partitioned into three separate danger areas 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. From 2007, Otterburn has also had responsibility for Ballykinler and Magilligan training areas in Northern Ireland.

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Dartmoor Training Area, Devon

Military training has taken place on Dartmoor for many centuries, and was 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 to the south of the Scottish Borders, the site's military use dates back to 1957 when the Intermediate Range Ballistic Missile Test Centre was built. RAF Spadeadam is now home to the Electronic Warfare (EW) Tactics Range, and provides realistic EW training for aircrew (primarily RAF, but also other NATO Air Forces) and is one of only two such facilities in Europe.

RAF Spadeadam is the largest RAF Station in the UK comprising 3,642 hectares. The majority of this land is sub-let for timber production to the Forestry Commission.

Service Family Accommodation – tables 6.4 & 6.5

Defence Estates is responsible for the management and allocation of Service Family Accommodation. The majority of MOD's housing stock in England and Wales was sold to a private company, Annington Homes Limited (AHL) in 1996, with properties required for defence use being leased back.

Table 6.4 shows the numbers of Service Family Accommodation properties in the UK and the numbers and proportion vacant. There are around 50,000 properties in the UK, of which around 8,400 are currently vacant. There are around 41,300 occupants.

Table 6.5 shows the surveyed condition of Service Family Accommodation properties within Great Britain. Over 90% of properties are assessed as being in the top two standards (of four) for condition.

Further estate-related material, covering Sustainable Development, can be found in Chapter 7 of UKDS.

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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	2003	2004	2005	2006	2007	2008	2009 ¹
Total land & foreshore holdings and rights held²	344.0	364.1	371.1	371.0	365.7	365.6	365.6	373.4	372.0
Land and foreshore holdings	240.6	239.6	240.0	239.9	240.7	240.7	240.7	240.3	239.0
Freehold	225.1	223.9	219.6	219.5	220.4	220.4	220.4	220.0	219.0
Leasehold	15.5	15.7	20.4	20.4	20.4	20.3	20.3	20.3	20.0
Rights held²	103.4	124.5	131.1	131.1	124.9	124.9	124.9	133.1	133.0
<i>of which:</i>									
Royal Navy	39.7	39.4	43.8	43.8	43.9	43.9	43.9	43.6	44.0
Land and foreshore holdings	13.2	13.3	17.6	17.6	17.7	17.7	17.7	17.4	17.0
Freehold	10.8	10.9	15.1	15.1	15.2	15.2	15.2	14.9	15.0
Leasehold	2.4	2.4	2.5	2.5	2.5	2.5	2.5	2.5	3.0
Rights held²	26.5	26.1	26.2	26.2	26.2	26.2	26.2	26.2	26.0
Army³	221.0	243.7	251.0	251.0	245.1	245.1	245.1	245.2	245.0
Land and foreshore holdings	154.3	155.9	156.7	156.7	157.0	157.0	157.0	157.1	157.0
Freehold	150.3	151.9	151.2	151.2	151.4	151.4	151.4	151.4	151.0
Leasehold	4.0	4.0	5.5	5.5	5.7	5.7	5.7	5.7	6.0
Rights held²	66.7	87.8	94.3	94.3	88.1	88.1	88.1	88.1	88.0
Royal Air Force	54.3	52.2	46.7	46.7	46.6	46.6	46.6	46.6	46.0
Land and foreshore holdings	45.3	42.9	37.3	37.3	37.3	37.3	37.3	37.3	37.0
Freehold	37.4	34.8	28.9	28.9	29.0	29.0	29.0	29.0	28.0
Leasehold	7.9	8.1	8.4	8.4	8.3	8.3	8.3	8.3	8.0
Rights held²	9.0	9.3	9.4	9.4	9.3	9.3	9.3	9.3	9.0
The Centre⁴	29.0	27.5	25.9	25.9	26.3	26.3	26.3	34.5	34.0
Land and foreshore holdings	27.8	26.2	24.7	24.7	25.0	25.0	25.0	25.0	25.0
Freehold	26.6	25.2	23.7	23.7	24.0	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 held²	1.2	1.3	1.2	1.2	1.3	1.3	1.3	9.5	10.0
Other⁵	*	1.2	3.7	3.7	3.8	3.8	3.8	3.8	4.0
Land and foreshore holdings	*	1.2	3.7	3.7	3.8	3.8	3.8	3.8	4.0
Freehold	*	1.1	0.7	0.7	0.8	0.8	0.8	0.8	1.0
Leasehold	*	0.1	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Rights held²	*	-	-	-	-	-	-	-	-

Source: MOD Defence Estates

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

1. Data for 2009 have been rounded to the nearest thousand hectares, whereas data for previous years are rounded to the nearest hundred hectares. This is because during compilation of the figures some minor inconsistencies were identified at the hundred hectares level which were unable to be resolved in time for publication. The cause of these inconsistencies will be investigated prior to publication of UKDS 2010.
2. 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.
3. The Army is shown as being a large land owner, however, this does not currently reflect the outcomes of the DETR project where the Training Estate has been transferred to Defence Estates (part of the Centre area). Transaction paperwork to reflect this in UKDS has yet to be completed.
4. The Centre includes Defence Equipment & Support, and Central Staff.
5. 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 is currently under review 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	2003	2004	2005	2006	2007	2008	2009 ¹
Land & foreshore holdings and Rights held²	344.0	364.1	371.1	371.0	365.7	365.6	365.6	373.4	372.0
Land and foreshore holdings	240.6	239.6	240.0	239.9	240.7	240.7	240.7	240.3	239.0
Freehold	225.1	223.9	219.6	219.5	220.4	220.4	220.4	220.0	219.0
Leasehold	15.5	15.7	20.4	20.4	20.4	20.3	20.3	20.3	20.0
Rights held²	103.4	124.5	131.1	131.1	124.9	124.9	124.9	133.1	133.0
England	226.0	226.9	229.8	229.7	224.2	224.2	224.2	223.9	223.0
Land and foreshore holdings	195.4	192.6	189.1	189.0	189.8	189.8	189.8	189.5	188.0
Freehold	182.9	179.8	171.7	171.6	172.5	172.5	172.5	172.2	171.0
Leasehold	12.5	12.8	17.4	17.4	17.3	17.3	17.3	17.3	17.0
Rights held²	30.6	34.3	40.7	40.7	34.4	34.4	34.4	34.4	34.0
Wales	23.4	23.0	22.9	22.9	22.9	22.9	22.9	22.9	23.0
Land and foreshore holdings	21.0	20.9	20.7	20.7	20.7	20.7	20.7	20.7	21.0
Freehold	20.9	20.8	20.5	20.5	20.5	20.5	20.5	20.5	21.0
Leasehold	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	-
Rights held²	2.4	2.1	2.2	2.2	2.2	2.2	2.2	2.2	2.0
Scotland	91.2	110.9	115.2	115.2	115.3	115.3	115.3	123.4	124.0
Land and foreshore holdings	20.8	22.9	27.1	27.1	27.2	27.2	27.2	27.1	27.0
Freehold	18.3	20.4	24.6	24.6	24.6	24.6	24.6	24.6	25.0
Leasehold	2.5	2.5	2.5	2.5	2.6	2.6	2.6	2.6	3.0
Rights held²	70.4	88.0	88.1	88.1	88.1	88.1	88.1	96.3	96.0
Northern Ireland	3.4	3.3	3.2	3.2	3.2	3.2	3.2	3.2	3.0
Land and foreshore holdings	3.4	3.2	3.1	3.1	3.1	3.1	3.1	3.1	3.0
Freehold	3.0	2.9	2.8	2.8	2.8	2.8	2.8	2.8	3.0
Leasehold	0.4	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-
Rights held²	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	-
Land and foreshore holdings	240.6	239.6	240.0	239.9	240.7	240.7	240.7	240.3	239.0
Land	222.6	221.0	221.4	221.3	222.1	222.0	222.0	221.7	221.0
England	180.3	177.3	173.8	173.7	174.5	174.5	174.5	174.2	173.0
Wales	20.0	19.8	19.7	19.7	19.7	19.7	19.7	19.7	20.0
Scotland	19.2	20.8	25.0	25.0	25.0	25.0	25.0	24.9	25.0
Northern Ireland	3.1	3.1	2.9	2.9	2.9	2.9	2.9	2.9	3.0
Foreshore	18.0	18.6	18.6	18.6	18.6	18.6	18.6	18.6	18.0
England	15.1	15.3	15.3	15.3	15.3	15.3	15.3	15.3	15.0
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	2.0
Northern Ireland	0.3	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. Data for 2009 have been rounded to the nearest thousand hectares, whereas data for previous years are rounded to the nearest hundred hectares. This is because during compilation of the figures some minor inconsistencies were identified at the hundred hectares level which were unable to be resolved in time for publication. The cause of these inconsistencies will be investigated prior to publication of UKDS 2010.

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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	2003	2004	2005	2006	2007	2008	2009 ¹
Airfields	28.3	28.9	26.7	26.7	26.4	26.4	26.4	26.2	26.0
Freehold	26.9	27.2	25.0	25.0	24.7	24.7	24.7	24.5	24.0
Leasehold	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	-
Rights ²	1.3	1.6	1.5	1.5	1.5	1.5	1.5	1.5	2.0
Naval bases	1.3	1.4	1.1	1.1	1.2	1.2	1.2	1.2	1.0
Freehold	1.3	1.3	1.0	1.0	1.1	1.1	1.1	1.1	1.0
Leasehold	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	-
Rights ²	-	-	-	-	-	-	-	-	-
Training areas, ranges	254.8	278.4	283.9	283.9	283.5	283.5	283.5	291.6	291.0
Freehold	142.6	145.7	149.1	149.1	148.8	148.8	148.8	148.7	148.0
Leasehold	13.1	13.3	15.2	15.2	15.2	15.2	15.2	15.2	15.0
Rights ²	99.1	119.4	119.6	119.6	119.5	119.5	119.5	127.7	128.0
Barracks, camps	11.3	10.9	17.9	17.9	11.4	11.4	11.4	11.4	11.0
Freehold	10.2	10.2	10.7	10.7	10.6	10.6	10.6	10.6	11.0
Leasehold	0.3	0.3	0.5	0.5	0.3	0.3	0.3	0.3	-
Rights ²	0.9	0.4	6.7	6.7	0.5	0.5	0.5	0.5	1.0
Storage, supply depots	9.6	11.1	9.7	9.7	11.7	11.7	11.7	11.7	12.0
Freehold	9.5	10.6	9.2	9.2	11.2	11.2	11.2	11.2	11.0
Leasehold	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	-
Rights ²	-	0.4	0.4	0.4	0.4	0.4	0.4	0.4	-
Research and Development	28.4	21.8	18.9	18.9	18.4	18.4	18.4	18.4	18.0
Freehold	26.5	20.3	17.4	17.4	16.8	16.8	16.8	16.8	16.0
Leasehold	1.2	0.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Rights ²	0.7	0.6	0.5	0.5	0.6	0.6	0.6	0.6	1.0
Radio & W/T stations	6.4	7.3	6.3	6.3	6.4	6.4	6.4	6.4	6.0
Freehold	5.6	5.8	5.0	5.0	5.1	5.1	5.1	5.1	5.0
Leasehold	0.4	0.5	0.6	0.6	0.6	0.6	0.6	0.6	1.0
Rights ²	0.4	1.0	0.7	0.7	0.7	0.7	0.7	0.7	1.0
Miscellaneous	3.8	4.3	6.6	6.6	6.7	6.7	6.7	6.6	7.0
Freehold	2.5	2.8	2.2	2.2	2.2	2.2	2.2	2.1	2.0
Leasehold	0.3	0.3	2.7	2.7	2.8	2.8	2.8	2.8	3.0
Rights ²	1.0	1.2	1.7	1.7	1.7	1.7	1.7	1.7	2.0
Defence land used for agricultural purposes³	110.8	96.2	103.0	100.5	106.3	..⁴	..⁴	..⁴	..⁴
Grazing only	61.2	51.9	70.2	68.3	71.0
Full agricultural use	49.6	44.3	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.

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2. 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.

3. Values are included within the usage totals above.

4. Following changes in the tenancies of agricultural land, these data are no longer available.

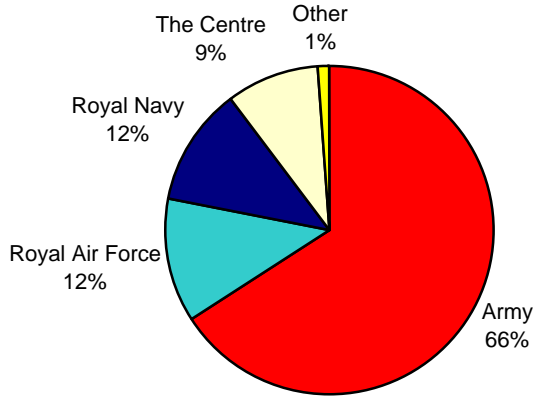
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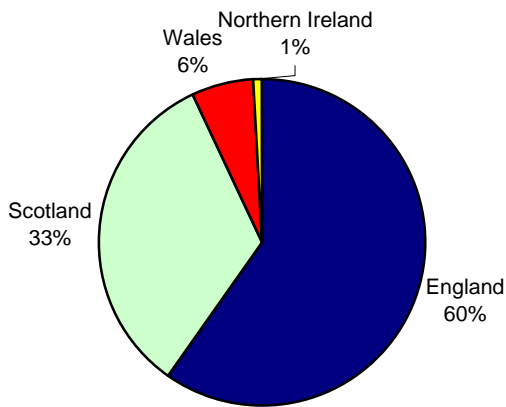
LAND HOLDINGS

Charts to tables **6.1, 6.2, 6.3** Analysis of land holdings, at 1 April 2009

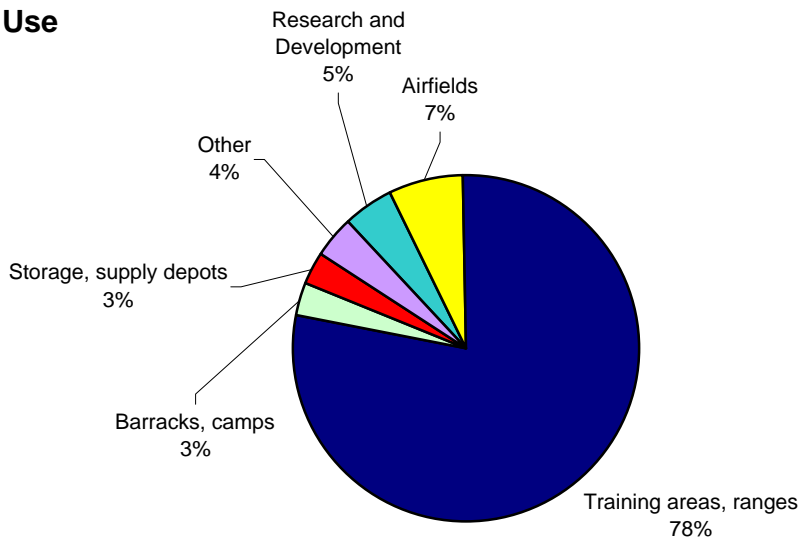
Parent Service area



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 the UK, having assumed responsibility for Northern Ireland from 1 April 2008. At 31st March 2009 it managed some 49,900 properties. The planned reduction in UK Permanent Holdings has seen 1,300 properties disposed of in the last year.

Vacant properties

There are about 8,400 vacant properties in the UK. Around 2,700 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 2009 there were around 40,000 entitled and eligible occupants in England, Wales and Scotland, including 1,500 in SSFA. 1,300 entitled and eligible personnel occupy SFA in Northern Ireland.

Permanent holdings

	1990	1997	2003	2004	2005	2006	2007	2008	2009
United Kingdom	75.0	68.6	53.8	52.8	51.9	51.8	51.1	51.2	49.9
England & Wales	*	*	46.3	45.8	45.3	45.1	44.9	45.2	44.9
Scotland	*	*	4.3	4.1	3.8	3.8	3.5	3.6	3.2
Northern Ireland	*	*	3.2	2.9	2.8	2.9	2.7	2.4	1.8

Vacant accommodation

	1990	1997	2003	2004	2005	2006	2007	2008	2009
United Kingdom	11.8	13.2	8.8	8.2	7.9	9.5	10.1	10.5	8.4
England & Wales	*	*	7.4	7.0	6.7	7.9	8.2	8.1	7.3
Scotland	*	*	0.8	0.7	0.7	0.8	0.8	0.9	0.6
Northern Ireland	*	*	0.6	0.5	0.5	0.8	1.1	1.5	0.5

Vacant properties as a percentage of all dwellings

	1990	1997	2003	2004	2005	2006	2007	2008	2009
United Kingdom	16	19	16	16	15	18	20	21	17
England & Wales	*	*	16	15	15	18	18	18	16
Scotland	*	*	19	17	18	21	23	25	18
Northern Ireland	*	*	19	17	18	28	41	63	26

Source: Housing Directorate of Defence Estates

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Table 6.5 Surveyed condition of Service Family Accommodation in the United Kingdom¹ 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 Performance 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 2009, 94% of properties were at either Standard 1 for Condition or Standard 2 for Condition, with the remainder at Standard 3 or 4. However, this figure does not take into account the Standard for Condition data for SFA in Northern Ireland.

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.

Surveyed holdings by standards for Condition	Total stock	Core stock ²					Total stock ³	
	2000	2003	2004	2005	2006	2007	2008	2009 ⁴
Total (United Kingdom)	57.4⁵	41.7	41.7	42.9	43.0	44.4	48.8	49.9
Standard 1 for Condition	12.8	20.9	22.8	24.0	25.1	26.6	28.4	15.8
Standard 2 for Condition	28.4	18.3	16.4	17.9	15.8	15.7	17.4	25.6
Standard 3 for Condition	15.7	2.4	2.4	0.9	2.0	2.0	2.0	2.4
Standard 4 for Condition	0.6	0.1	0.1	0.1	0.1	0.1	0.1	0.3
Not Recorded	*	*	*	*	*	*	0.8	5.8 ⁶

Source: Housing Directorate of Defence Estates

1. Northern Ireland data is included for the first time this year, due to Defence Estates assuming responsibility for Northern Ireland. Years prior to 2009 cover Great Britain only.

2. Core stock are those properties that are expected to be required in the long term.

3. 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.

4. Figures based on stock survey started in 2008.

5. Over 90% of permanent holdings had been surveyed by 2002.

6. Includes SFA in Northern Ireland, as well as further holdings in England and Wales that are still to be surveyed.