

# **THE PLAN TO MODERNISE SERVICE FAMILIES ACCOMMODATION (SFA) IN BRITISH FORCES GERMANY (BFG)**

## **INTRODUCTION**

The Programme to Upgrade and Modernise Accommodation (PUMA) aims to improve federal<sup>1</sup> Service Family Accommodation (SFA) in BFG from Grade 3 and 4 for charge in the long term garrisons in Germany. The Hired Accommodation Revitalisation Programme (HARP) aims to do the same for hired SFA.

## **HOW WILL MODERNISATION NOW BE PROVIDED**

Implementing the Future Army Structure (FAS) in Germany, in particular the hand back of Osnabrück and, later, Münster Stations will see the total of our SFA reduce to a little over 6,500 federal and around 4,200 leased houses and flats. Within the enduring Germany garrisons around 4,000 of these properties are presently at Grade 3 or 4 for charge.

The work carried out under PUMA and HARP will be different in each house or flat, but we aim to improve the property to Grade 1 for condition wherever possible. This could involve providing more electrical outlet sockets, improving the kitchen and bathroom, re-decorating and fitting new carpets etc. In particular, HARP will be looking to cancel leases in properties we no longer require and replacing these, wherever possible, with new houses.

So far we have upgraded 1,418 homes under PUMA and over 2,000 homes have been upgraded under HARP. Our plan is to upgrade all of our SFA within 7 years. This includes encouraging German property developers to build new houses for us to lease and so far we have negotiated the building of 700 new houses. These will be ready for occupation progressively during the next 5 years. HARP is an ongoing Programme and we will be working to increase the number of new leased properties year by year.

## **HOW CAN YOU HELP?**

If you live in a SFA you can help by ensuring the timely reporting of faults to the GWA and ensuring that repairs are carried out to your satisfaction. You can also assist by giving your Estate Manager as much advance notice as possible prior to your moving out. We need a **minimum** of eight weeks advance notice of your moving out. Although this may seem a lengthy period of time before your handover, it is barely sufficient to allow us time to conduct the mandatory pre-move out inspection and prepare a plan to deal with any maintenance works that were noted during the inspection. Coincidentally, it also alerts you in good time of anything you might have to do before handing back your SFA. Ideally, we would like to complete any maintenance works **before** the next occupant moves in. If we do not have sufficient time, we will be unable to carry out any work in the gap between occupants. The work will then have to be completed after the new occupants are in residence. This is not only very inconvenient for them, but it is also more expensive. So please help us to help you and the people who will be following you. At your new duty station, you would expect that your house will be ready, in all respects, for your family to occupy. If everyone follows these procedures there is no reason why it should not be so.

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<sup>1</sup> Federal SFA are houses and flats provided by the German government for use by the British Forces.