Guernsey Annual Housing Stock Bulletin

31st December 2015 - Issue date 22nd March 2016

POLICY COUNCIL
THE STATES OF GUERNSEY

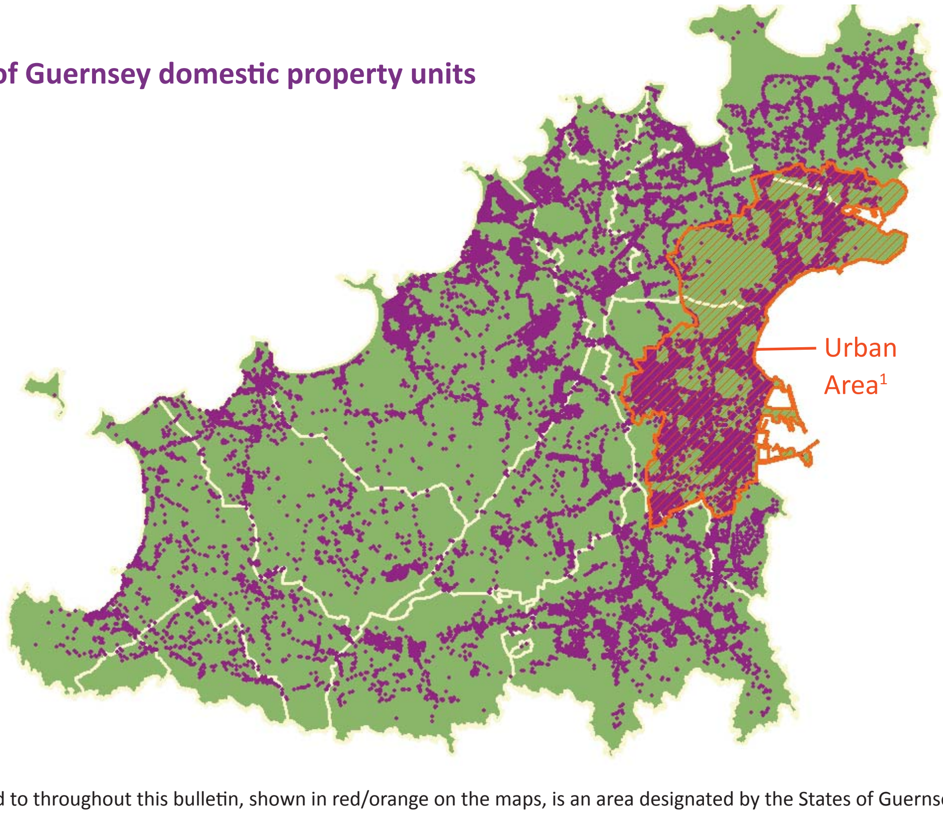
1.1 Introduction

The Guernsey Annual Housing Stock Bulletin provides a snapshot of Guernsey's domestic property stock and how this has changed since data first became available in 2010. Data on properties is sourced from several States of Guernsey Departments and is brought together in a system which enables statistical and spatial analysis, provided by Digimap Ltd. The data analysis is performed by the Policy and Research Unit, which prepares this bulletin.

1.2 Headlines

- At the end of December 2015, the total number of domestic property units in the island was 26,861, of which 1,603 (6.0%) were Open Market.
- 75.0% of the all domestic property units were houses or bungalows and 24.1% were apartments, which is similar to the distribution of housing types seen in December 2012, 2013 and 2014.
- Almost a third of all domestic property units (32.1%) had 3 bedrooms.
- 60.0% of the units were owner occupied, 27.6% were rented, 8.4% were affordable and 0.9% were supported housing units (a change of -0.3, 0.5, 0.0 and 0.1 percentage points compared with the end of 2014). The remaining 3.1% of units were of other tenure types or vacant.
- During 2015, 185 new units were created and 41 units were removed which is a net increase of 144. Of these, 23 (16.0%) were affordable and 31 (21.5%) were supported units.

Figure 1.2.1: Map of Guernsey domestic property units



[1] The "Urban Area" referred to throughout this bulletin, shown in red/orange on the maps, is an area designated by the States of Guernsey for planning purposes and covered by the Urban Area Plan. More information is available on page 11.

1.3 Contents

2.1 Domestic property units - total units and summary of annual changes

At the end of December 2015, there were 26,861 domestic property units in Guernsey.

A domestic property unit is defined (for the purposes of this bulletin) as being a building, or part of a building, which has its own postal address, is self-contained and is used for residential purposes (including those which are vacant).

Table 2.1.1 shows the change in the total recorded number of domestic property units since 2010. At the end of 2015, there were 169 (0.6%) more domestic property units than at the end of 2014. The increase can be attributed to a net change of 144 units plus 25 administrative amendments during 2015, compared with 296 and 24 respectively in 2014. An administrative amendment includes, for example, the inclusion of a small domestic property above a commercial unit, the existence of which was not previously known.

Of the 26,861 domestic property units, 94.0% were Local Market and the remaining 6.0% were Open Market units.

The change in the total number of Local and Open Market units over time can be seen in ***Table 2.1.2*** and ***Figures 2.1.1*** and ***2.1.2***). The number of Local Market domestic property units has increased by 4.5% since 2010.

*The number of Open Market domestic property units had been decreasing every year since 2010. ***Figure 2.1.2*** shows an increase of 1.2% from 2014 to 2015. This is due to an administrative adjustment to the Open Market Part B register to reflect twelve domestic property units, the majority of which are used for staff accommodation, which had previously been misclassified in earlier bulletins as Local Market domestic property units.

More information on the change in the number of units is available in ***Section 5*** on ***page 22.***

Table 2.1.1: Total domestic units

Year	Total no. units	Net change	Administrative amendments	% Change in total
2010	25,777	-	-	-
2011	26,052	230	45	1.1%
2012	26,172	84	36	0.5%
2013	26,372	171	29	0.8%
2014	26,692	296	24	1.2%
2015	26,861	144	25	0.6%

Table 2.1.2: Units by market

Year	Total no. Local Market units	% Change in total Local Market units	Total no. Open Market units	% Change in total Open Market units
2010	24,175	-	1,602	-
2011	24,452	1.1%	1,600	-0.1%
2012	24,577	0.5%	1,595	-0.3%
2013	24,784	0.8%	1,588	-0.4%
2014	25,108	1.3%	1,584	-0.3%
2015	25,258	0.6%	1,603	1.2%*

Figure 2.1.1: Total Local Market domestic units

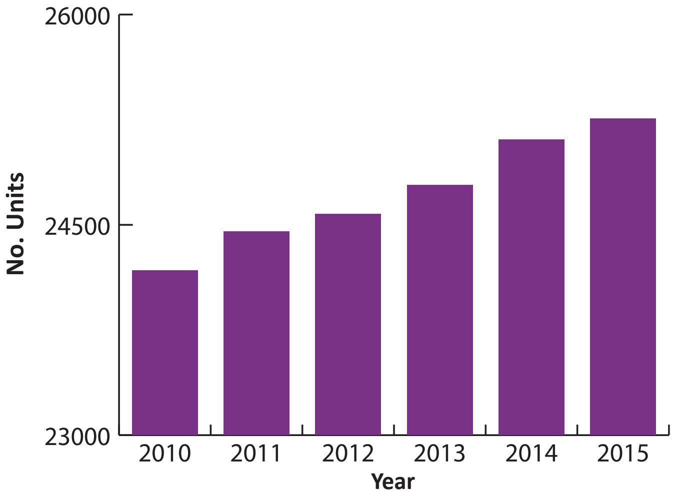


Figure 2.1.2: Total Open Market domestic units*

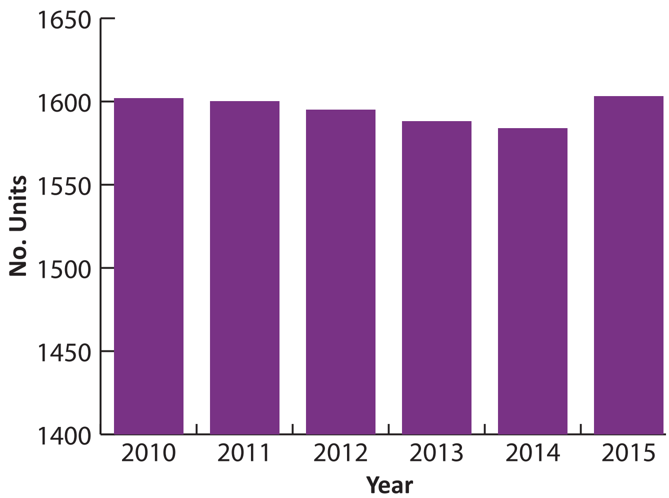


Table 2.2.1: Type of units by market

Type	2015					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
Apartment	6,298	165	6,463	24.9%	10.3%	24.1%
Bungalow	9,851	370	10,221	39.0%	23.1%	38.1%
House	8,863	1,052	9,915	35.1%	65.6%	36.9%
Other	246	16	262	1.0%	1.0%	1.0%
Total	25,258	1,603	26,861	100.0%	100.0%	100.0%

Figure 2.2.1: Type of Local Market units

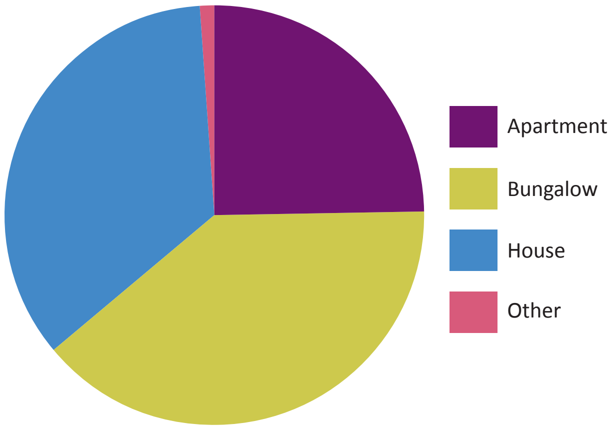
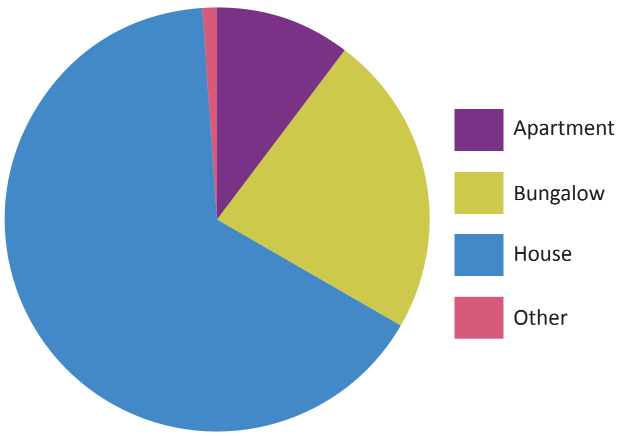


Figure 2.2.2: Type of Open Market units



Domestic property units can be categorised by type; apartment, bungalow, house and other.

Please see ***page 27*** for more information on the definitions of a “unit” and Open and Local Market categories, as well as more detail on the types of properties included under the headings used in ***Table 2.2.1*** and throughout this report.

The distribution of property unit types has remained consistent between 2012 and 2015. In 2015, bungalows and houses accounted for the largest proportion of domestic property units (Local and Open Market combined), comprising 38.1% and 36.9% of the total respectively. 24.1% of domestic property units were apartments and the remaining 1.0% were other types of unit (see ***Table 2.2.1***).

Figures 2.2.1 and ***2.2.2*** illustrate the different proportions of unit types which comprise the Open and Local Markets. For example, 35.1% of Local Market domestic property units were houses, compared with 65.6% of Open Market domestic property units.

2.3 Domestic property units - bedrooms

Information on the number of bedrooms per domestic property unit was originally sourced from the 2001 Census. This is now updated and maintained using information sourced from property sale adverts, Cadastre and other States sources. Bedroom data is currently unavailable for 9.3% of the island's domestic property units.

At the end of December 2015, the highest proportion (32.1%) of domestic property units had three bedrooms (see ***Table 2.3.1***). This is true for both Local and Open Market units, for which three bedroom units accounted for 32.3% and 29.6% respectively.

17.0% of Local Market units had one bedroom, compared with 3.7% of Open Market units at the end of December 2015. At the other end of the scale, 44.1% of Open Market units had four or more bedrooms, compared with 15.0% of Local Market units.

Figure 2.3.1 shows how the distribution of units by number of bedrooms differs between the Local and Open Market. The majority of Local Market property units have three bedrooms or fewer, whereas the majority of Open Market units have three or more bedrooms.

Tables 2.3.2 shows the number of Local Market domestic property units split by the number of bedrooms for the five years ending in 2015. The distribution of units by number of bedrooms in the Local Market has changed very little since 2011.

The proportion of units by number of bedrooms has remained fairly stable in the Open Market since 2011. (See ***Table 2.3.3***.)

Table 2.3.1: Number of bedrooms per unit by market

No. bedrooms						2015
			No. units			% of units
	Local	Open	Total	Local	Open	Total
1	4,302	60	4,362	17.0%	3.7%	16.2%
2	6,701	174	6,875	26.5%	10.9%	25.6%
3	8,147	475	8,622	32.3%	29.6%	32.1%
4	2,776	415	3,191	11.0%	25.9%	11.9%
Over 4	1,021	292	1,313	4.0%	18.2%	4.9%
Unknown	2,311	187	2,498	9.1%	11.7%	9.3%
Total	25,258	1,603	26,861	100.0%	100.0%	100.0%

Figure 2.3.1: Number of bedrooms per unit by market

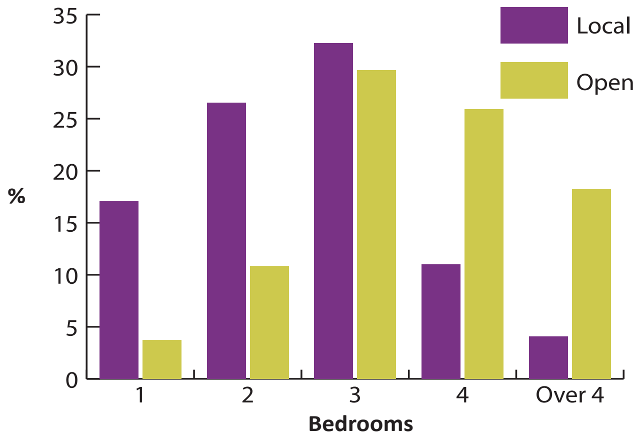


Table 2.3.2: Number of bedrooms per Local Market unit

No. bedrooms					Year
	2011	2012	2013	2014	2015
1	4,204	4,189	4,179	4,205	4,302
2	6,571	6,613	6,645	6,683	6,701
3	8,024	8,061	8,099	8,102	8,147
4	2,611	2,656	2,698	2,711	2,776
Over 4	851	901	939	956	1,021
Unknown	2,191	2,157	2,224	2,451	2,311
Total	24,452	24,577	24,784	25,108	25,258

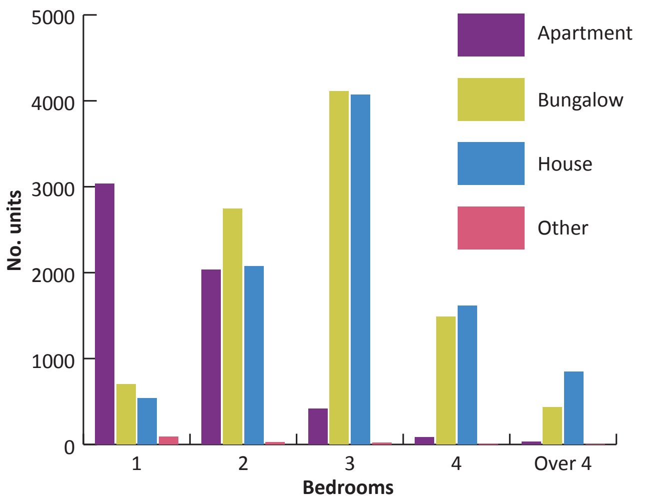
Table 2.3.3: Number of bedrooms per Open Market unit

No. bedrooms					Year
	2011	2012	2013	2014	2015
1	64	61	60	59	60
2	188	187	182	181	174
3	506	504	495	491	475
4	371	377	384	384	415
Over 4	265	261	270	269	292
Unknown	206	205	197	200	187
Total	1,600	1,595	1,588	1,584	1,603

Table 2.4.1: Type and number of bedrooms per unit by market

Type	No. bedrooms	2015			
		Local	Open	Total	% of total units
Apartment	1	3,008	25	3,033	11.3%
	2	1,987	48	2,035	7.6%
	3	379	35	414	1.5%
	4	73	12	85	0.3%
	Over 4	31	0	31	0.1%
	Unknown	820	45	865	3.2%
	Total	6,298	165	6,463	24.1%
Bungalow	1	696	6	702	2.6%
	2	2,691	53	2,744	10.2%
	3	3,960	153	4,113	15.3%
	4	1,397	89	1,486	5.5%
	Over 4	389	43	432	1.6%
	Unknown	718	26	744	2.8%
	Total	9,851	370	10,221	38.1%
House	1	512	27	539	2.0%
	2	2,001	71	2,072	7.7%
	3	3,787	286	4,073	15.2%
	4	1,300	314	1,614	6.0%
	Over 4	599	249	848	3.2%
	Unknown	664	105	769	2.9%
	Total	8,863	1,052	9,915	36.9%
Other	1	86	2	88	0.3%
	2	22	2	24	0.1%
	3	21	1	22	0.1%
	4	6	0	6	0.0%
	Over 4	2	0	2	0.0%
	Unknown	109	11	120	0.4%
	Total	246	16	262	1.0%
	Total	25,258	1,603	26,861	100.0%

Figure 2.4.1: Number of bedrooms distribution by type of unit



Combining the information on unit types and numbers of bedrooms gives a more detailed picture of Guernsey's domestic properties. The data regarding number of bedrooms is updated throughout the year as new information becomes available.

At the end of December 2015, three bedroom bungalows and three bedroom houses made up the largest proportions (forming 15.3% and 15.2% respectively) of the total units (see ***Table 2.4.1*** and ***Figure 2.4.1***).

One bedroom apartments and two bedroom bungalows contributed the next largest proportions (accounting for 11.3% and 10.2% of the total respectively).

Two bedroom houses and apartments formed 7.7% and 7.6% of the total respectively.

Please see ***page 27*** of this report for more information on the property types referred to above.

2.5 Domestic property units - TRP

The number of domestic Tax on Real Property [TRP] units represents a measure of the size (based on square metres of floor area) of a domestic property unit, excluding land. This information is based on Cadastre records and only property units which have their own individual measure of domestic TRP are included. As such, the sample represents 71% of all the island's property units.

The TRP distributions shown in ***Table 2.5.1*** and ***Figure 2.5.1*** highlight the differences in the typical sizes of Local and Open Market property units.

At the end of December 2015, the largest proportion of Local Market domestic property units fell into the 101 to 150 TRP units band. By comparison, the modal band for Open Market domestic property units was 251 to 300 TRP units. This has been a stable trend since 2012.

19.1% of Open Market domestic property units had a TRP of over 500 units, compared with 1.1% of the Local Market domestic property units. This compares with 19.2% and 1.1% for the Open and Local Market respectively in 2014 and 18.9% and 1.0% respectively in 2013. Open Market property units tend to be, in general, larger than those in the Local Market.

The overall TRP distributions shown here are broken down by property types and number of bedrooms overleaf and later in the bulletin.

Table 2.5.1: Domestic TRP distribution by market

Domestic TRP units			2015
	% of Local Market units	% of Open Market units	% of total units
50 or less	1.2%	0.6%	1.2%
51 to 100	19.6%	0.9%	18.3%
101 to 150	30.7%	2.1%	28.6%
151 to 200	23.4%	10.0%	22.4%
201 to 250	12.0%	14.2%	12.2%
251 to 300	5.8%	17.0%	6.6%
301 to 350	3.1%	12.5%	3.8%
351 to 400	1.6%	9.1%	2.1%
401 to 450	1.0%	8.2%	1.5%
451 to 500	0.6%	6.3%	1.0%
501 to 550	0.4%	3.7%	0.6%
551 to 600	0.2%	2.5%	0.4%
601 to 650	0.1%	3.0%	0.3%
651 to 700	0.1%	2.3%	0.3%
701 to 750	0.1%	1.9%	0.2%
751 to 800	0.0%	1.7%	0.2%
801 to 850	0.0%	0.8%	0.1%
851 to 900	0.0%	0.8%	0.1%
901 to 950	0.0%	0.6%	0.1%
951 to 1000	0.0%	0.3%	0.0%
Over 1000	0.0%	1.6%	0.1%
Total	100.0%	100.0%	100.0%

NB: Categories may not sum to overall total due to rounding

Figure 2.5.1: Domestic TRP distribution by market

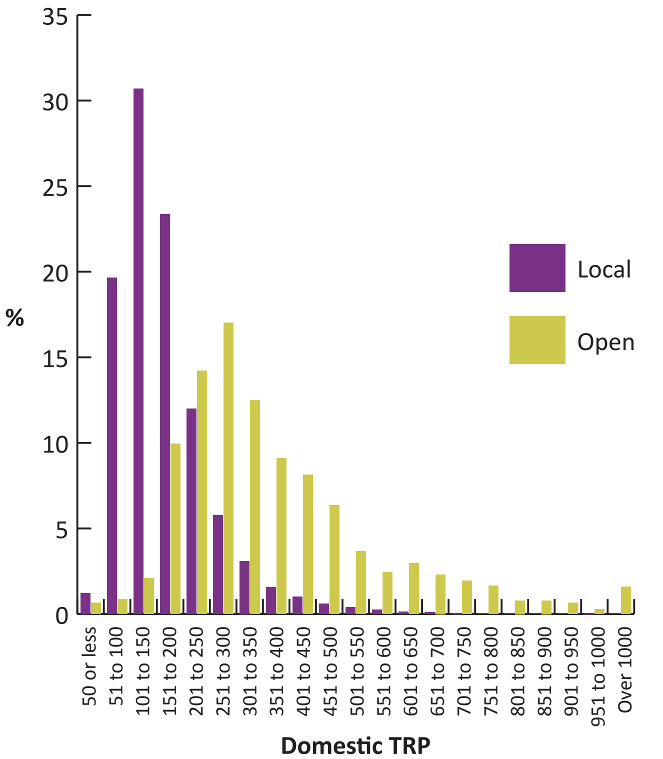


Table 2.6.1: Domestic TRP distribution by number of bedrooms

Year	Overall median TRP for all domestic property units
2011	154
2012	153
2013	154
2014	154
2015	154

Table 2.6.2: Domestic TRP of units by type and number of bedrooms

Type	No. bedrooms	2015
		Median TRP
Apartment	1	65
	2	86
	3	121
	4	139
	Over 4	87
Bungalow	1	103
	2	136
	3	163
	4	200
	Over 4	249
House	1	117
	2	117
	3	156
	4	232
	Over 4	334
Overall median for all domestic property units		154

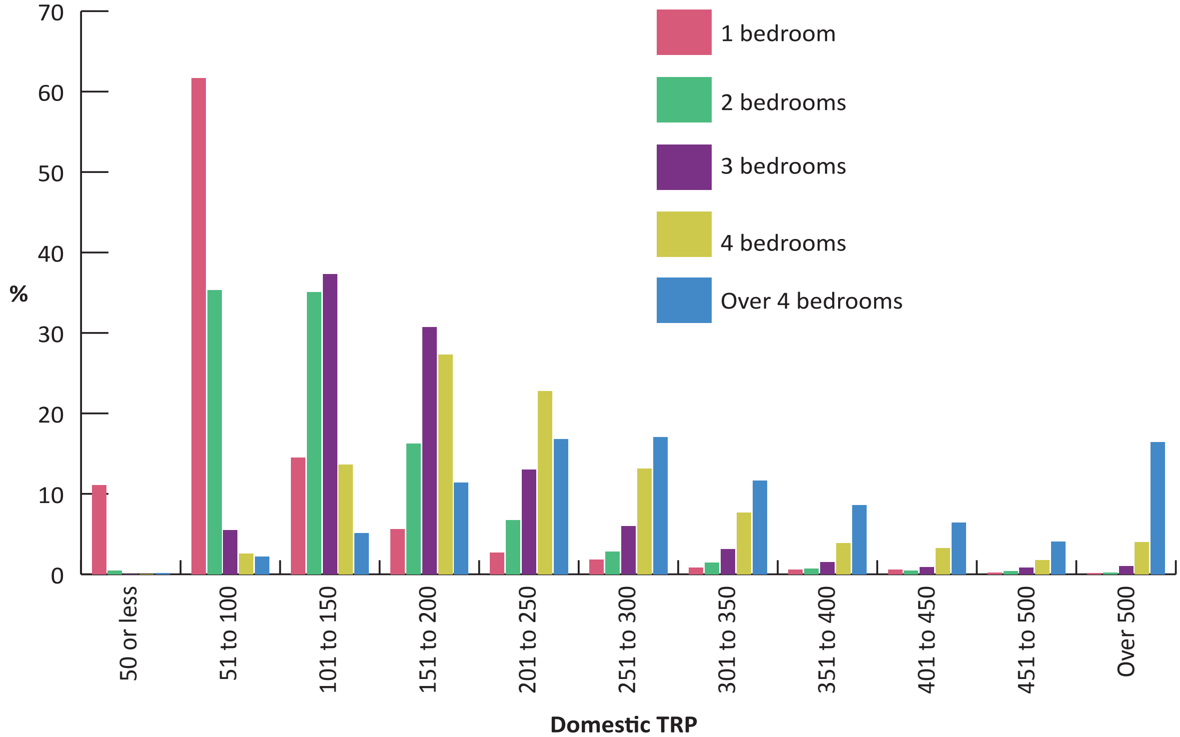
As previously noted, the number of domestic TRP units represents a measure of the size (based on square metres of floor area) of a domestic property unit, excluding land.

The overall median number of TRP units per property unit was 154 at the end of December 2015. As shown in ***Table 2.6.1***, the overall median has remained stable since 2011, at 154 each year except 2012 when it was 153.

As expected, the number of TRP units generally increases as the number of bedrooms increases and tends to be higher for houses than bungalows and lowest for apartments. This is shown in ***Table 2.6.2***.

Figure 2.6.1 shows the distribution of TRP values for domestic property units split by number of bedrooms. Over half of the one bedroom units (61.7%) are concentrated within the 51 to 100 TRP units band. The distribution of units with more than one bedroom, however, is broader. The largest concentration of TRP units for the over four bedroom group is within the over 500 TRP units band (16.4%).

Figure 2.6.1: Domestic TRP distribution by number of bedrooms



2.7 Domestic property units - tenure

The tenure of domestic property units (shown in ***Table 2.7.1***) can be ascertained from Cadastre ownership information.

The tenure categories have been changed this year to better show trends in types of housing. Historic figures have been revised to reflect the new groupings. The affordable category includes social rented and partially owned units, which had previously been shown individually. The supported category covers sheltered and extra care accommodation and includes social rented, partially owned, private rented and owner occupied units, which had previously not been separated out. Please see ***page 27*** for more information.

At the end of 2015, 16,117 (60.0%) of the domestic property units in Guernsey were owner occupied (0.3 percentage points lower than at the end of 2014). There were 7,413 (27.6%) rented domestic units (0.5 percentage points higher than at the end of 2014). Affordable and supported units accounted for 8.4% and 0.9% respectively of all domestic property units (an increase of 0.1 percentage points to each). The remaining 835 units (3.1%) had other tenure types including staff accommodation, self-catering or vacant. More information on vacant units is provided on ***page 26***.

The proportions by tenure differ between the Local and Open Market. The proportion of owner occupied domestic property units has fallen in the Local Market each year since 2011, decreasing by 0.3 percentage points between 2014 and 2015. During this time, the proportion of rented and supported units increased (by 0.5 and 0.1 percentage points respectively) and there was a decrease of 0.4 percentage points in the proportion of other tenure types. The proportion of Open Market owner occupied domestic property units decreased by 0.1 percentage points between 2014 and 2015, continuing the trend seen since 2011. There was an increase of 0.9 percentage points in the proportion of rented Open Market domestic property units.

Table 2.7.1: Tenure of units by market

Tenure	2015					
	No. units			% of total units		
	Local	Open	Total	Local	Open	Total
Owner occupied	15,114	1,003	16,117	59.8%	62.6%	60.0%
Rented	6,845	568	7,413	27.1%	35.4%	27.6%
Affordable	2,244	0	2,244	8.9%	0.0%	8.4%
Supported	252	0	252	1.0%	0.0%	0.9%
Other	803	32	835	3.2%	2.0%	3.1%
Total	25,258	1,603	26,861	100.0%	100.0%	100.0%

Figure 2.7.1: Tenure of Local Market units

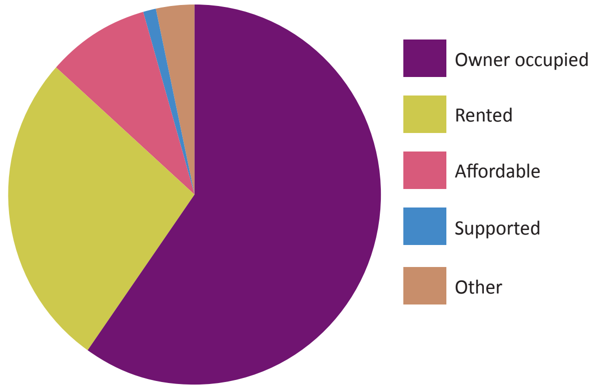


Figure 2.7.2: Tenure of Open Market units

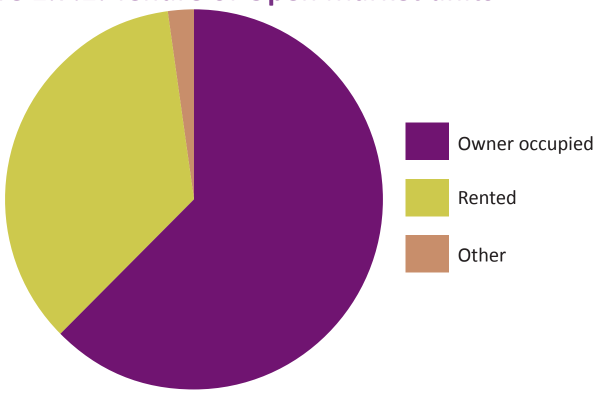


Table 2.7.2: Tenure of Local Market units

	Owner occupied	Rented	Affordable	Supported	Other
2011	14,985	6,327	2,067	97	976
2012	14,975	6,500	2,054	96	952
2013	14,954	6,649	2,158	95	928
2014	15,092	6,678	2,219	221	898
2015	15,114	6,845	2,244	252	803

Table 2.7.3: Tenure of Open Market units

	Owner occupied	Rented	Affordable	Supported	Other
2011	1,063	508			29
2012	1,053	514	-	-	28
2013	1,015	547	-	-	26
2014	1,007	547	-	-	30
2015	1,003	568	-	-	32

Table 2.8.1: Number and density of units by location

Parish			2015
	No. units	% of total units	No. units per km²
Castel	3,521	13.1%	345
Forest	641	2.4%	157
St Andrew	931	3.5%	206
St Martin	2,715	10.1%	371
St Peter Port	8,816	32.8%	1,374
St Pierre du Bois	898	3.3%	141
St Sampson	3,860	14.4%	617
St Saviour	1,143	4.3%	179
Torteval	406	1.5%	131
Vale	3,930	14.6%	440
Rural Area	15,612	58.1%	281
Urban Area	11,249	41.9%	1,415
Total and overall density	26,861	100.0%	422

Figure 2.8.1: Density of units by parish

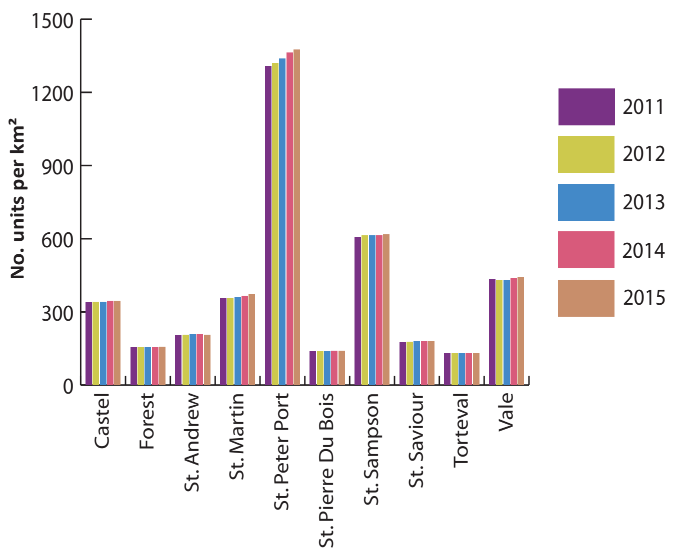


Table 2.8.2: Number of units by parish

Parish	2011	2012	2013	2014	2015
Castel	3,458	3,476	3,481	3,507	3,521
Forest	630	631	630	633	641
St Andrew	918	928	935	935	931
St Martin	2,596	2,598	2,627	2,680	2,715
St Peter Port	8,388	8,459	8,589	8,742	8,816
St Pierre du Bois	884	884	884	894	898
St Sampson	3,797	3,830	3,837	3,842	3,860
St Saviour	1,114	1,127	1,139	1,140	1,143
Torteval	404	403	404	405	406
Vale	3,863	3,836	3,846	3,914	3,930
Total	26,052	26,172	26,372	26,692	26,861

The information on property units can be mapped spatially as well as being analysed numerically.

At the end of December 2015, 32.8% of all property units (8,816 of the total 26,861) were concentrated within the parish of St Peter Port (see ***Table 2.8.1***).

St Sampson and Vale each contained over 3,800, with 14.4% and 14.6% of the island's property units respectively. Castel, which is the island's largest parish by area, contained 3,521 (13.1%) of the units. Torteval, which is the smallest parish by area, contained the smallest number of property units, at 406 (1.5%).

The parish of St Peter Port had the highest density of units, with 1,374 units per square kilometre. This was an increase of 12 units per square kilometre compared with 2014 and more than double the density of any other parish. The parish with the lowest density of property units was Torteval, which had 131 units per square kilometre. St Andrew was the only parish to show a decrease (4) in the number of units in 2015 compared with 2014 (see ***Table 2.8.2***).

Figure 2.8.1 shows the change in the density of domestic property units by location since 2011, with the greatest increase in density being seen in St Peter Port.

Table 2.8.3 on the page opposite shows the proportion of Local and Open Market units per parish. The proportion of Open Market units was highest in St Martin and St Peter Port (accounting for 9.8% and 9.6% in each respectively) and lowest in St Sampson where 98.5% of the units were Local Market.

Figures 2.8.2 and ***2.8.3*** show the distribution of Local and Open Market units spatially. Just over half (53.0%) of the Open Market units in the island are situated in St Peter Port, in comparison to just under a third (31.5%) of all Local Market property units.

2.8 Domestic property units - location

Guernsey's land use planning system currently divides the island into two administrative areas, Urban and Rural, which operate very different policies for the control of development. Development Plans provide the policy framework for the assessment of all planning applications made.

In line with the 2000 Strategic and Corporate Plan, the Urban Area Plan (marked in red on the maps throughout this bulletin) covers 18% of the island's land mass (including the two main centres of Town and the Bridge) and makes provision for the majority of the island's development needs. In housing terms, the Plan provides for 90% of new units to be accommodated in the Urban Area. A major review of the Strategic Land Use Plan led to the States adopting a new strategic direction for development in 2011, which provides the framework for a major review of the Development Plans. The Environment Department has published the draft Island Development Plan and a Planning Inquiry has been held. The draft Plan and the Planning Inspectors' recommendations will be placed before the States for consideration in 2016. Once approved it will replace the Urban & Rural Area Plans.

The remaining majority portion of the island is recognised in the Rural Area Plan and operates a policy of conservation and enhancement, while making limited provision for new development. In terms of housing, the remaining 10% provision is envisaged to be achieved through the conversion and subdivision of buildings and very limited social housing developments in the Rural Area.

The density of residential property units per square kilometre is nearly five times greater in the Urban Area than the Rural Area. At the end of December 2015, 41.9% of all units were located within the Urban Area, which is 0.1 percentage points more than at the end of December 2014.

More information on the location of units that were created or removed in 2015 is provided on ***page 22***.

Table 2.8.3: Location of units by market

Location	2015					
	No. units			% of parish total units		
	Local	Open	Total	Local	Open	Total
Castel	3,390	131	3,521	96.3%	3.7%	100.0%
Forest	612	29	641	95.5%	4.5%	100.0%
St Andrew	878	53	931	94.3%	5.7%	100.0%
St Martin	2,449	266	2,715	90.2%	9.8%	100.0%
St Peter Port	7,968	848	8,816	90.4%	9.6%	100.0%
St Pierre du Bois	842	56	898	93.8%	6.2%	100.0%
St Sampson	3,803	57	3,860	98.5%	1.5%	100.0%
St Saviour	1,079	64	1,143	94.4%	5.6%	100.0%
Torteval	386	20	406	95.1%	4.9%	100.0%
Vale	3,851	79	3,930	98.0%	2.0%	100.0%
Rural Area	14,663	949	15,612	93.9%	6.1%	100.0%
Urban Area	10,595	654	11,249	94.2%	5.8%	100.0%
Total	25,258	1,603	26,861	94.0%	6.0%	100.0%

Figure 2.8.2: Map of Local Market units

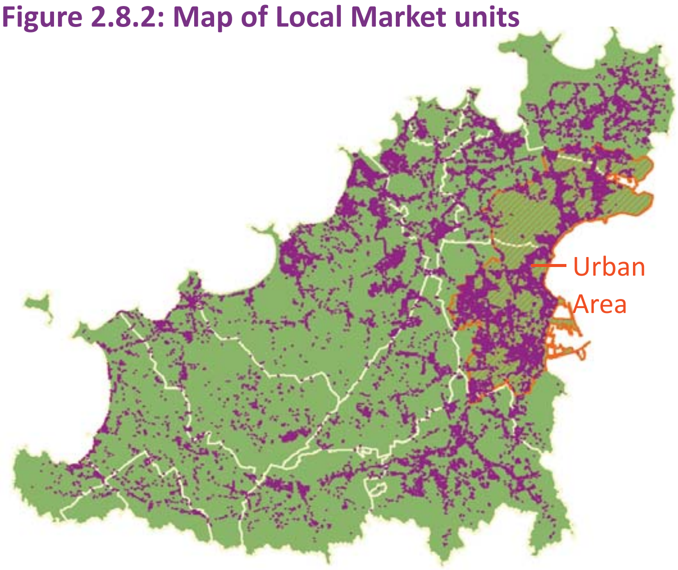
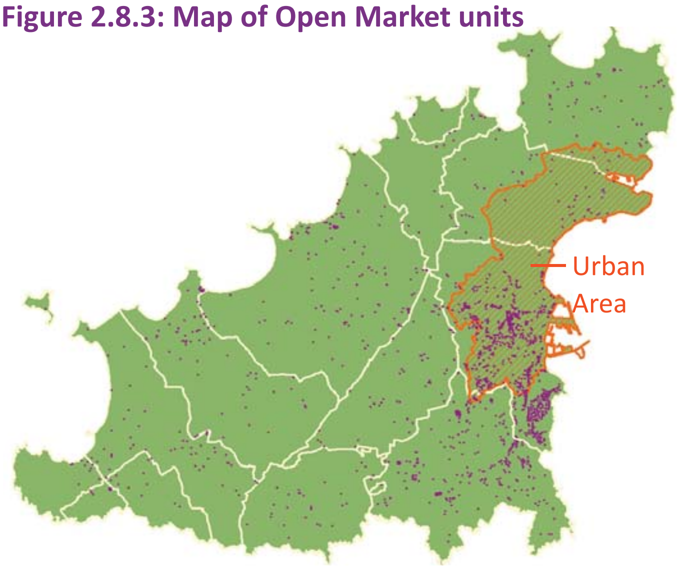


Figure 2.8.3: Map of Open Market units



2.9 Domestic property units - location and bedrooms

Table 2.9.1: Distribution of units by number of bedrooms and location

Location						2015
	% of parish total units by no. bedrooms					
	1	2	3	4	Over 4	Unknown
Castel	11.2%	20.4%	43.4%	12.6%	4.3%	8.0%
Forest	6.6%	21.5%	35.6%	13.1%	5.0%	18.3%
St Andrew	5.8%	20.9%	37.5%	16.2%	10.0%	9.6%
St Martin	12.4%	23.9%	33.3%	13.5%	6.6%	10.4%
St Peter Port	25.3%	29.1%	22.4%	9.2%	4.1%	9.9%
St Pierre du Bois	9.4%	20.7%	29.7%	16.3%	9.2%	14.7%
St Sampson	17.8%	28.6%	34.3%	9.6%	3.0%	6.9%
St Saviour	7.0%	22.5%	34.8%	17.1%	6.1%	12.5%
Torteval	7.1%	22.7%	28.8%	19.0%	9.9%	12.6%
Vale	10.9%	24.8%	38.9%	13.9%	4.8%	6.7%
Rural Area	9.8%	22.6%	37.8%	14.6%	6.0%	9.3%
Urban Area	25.1%	29.7%	24.3%	8.1%	3.4%	9.4%
Total	16.2%	25.6%	32.1%	11.9%	4.9%	9.3%

Figure 2.9.1: Number of bedrooms distribution by location of unit

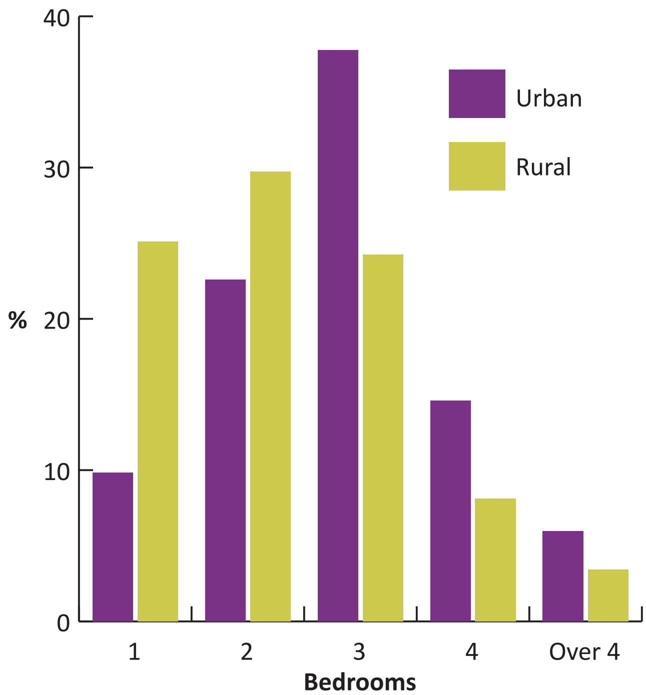


Table 2.9.1 shows the distribution of domestic property units across the island by their number of bedrooms.

The Urban Area tends to have more one and two bedroom property units (54.9%) than the Rural Area (32.4%). In fact, the Urban Area has more than double the concentration of one bedroom property units than the Rural Area (25.1% compared with 9.8%)*.

Property units in the Rural Area are more likely to contain three or four bedrooms than those in the Urban Area (at 52.4% and 32.4% respectively).

57.7% of domestic property units across the island have two or three bedrooms, whilst only 4.9% have more than four bedrooms.

Three bedroom units make up the greatest proportion (32.1%) of all domestic property units across the island. This is true in all parishes except St Peter Port, where there are more one and two bedroom property units than three bedroom property units (25.3% and 29.1% versus 22.4% respectively).

* Numbers may not sum with those presented in the table due to rounding.

2.10 Domestic property units - location , TRP, type and bedrooms

By comparing the median number of domestic Tax on Real Property (TRP) units (i.e size) of units in the Urban and Rural Areas by the type and number of bedrooms, it can be seen that properties in the Rural Area tend to be larger than those in the Urban Area.

The median number of domestic TRP units in the Rural Area increased by one TRP unit in 2015 compared with 2014, but decreased by one TRP unit in the Urban Area. The overall median for 2015 was 154, which was the same as in 2014. (See ***page 8***.)

As described on the page opposite, property units in the Rural Area tend to have a higher number of bedrooms than those in the Urban Area, so could be expected to have a higher TRP. ***Table 2.10.1*** shows that in a like-for-like comparison, properties in the Rural Area tend to be larger. For example, the median three bedroom house in the Rural Area was larger by 27 TRP units than its comparator in the Urban Area at the end of December 2015.

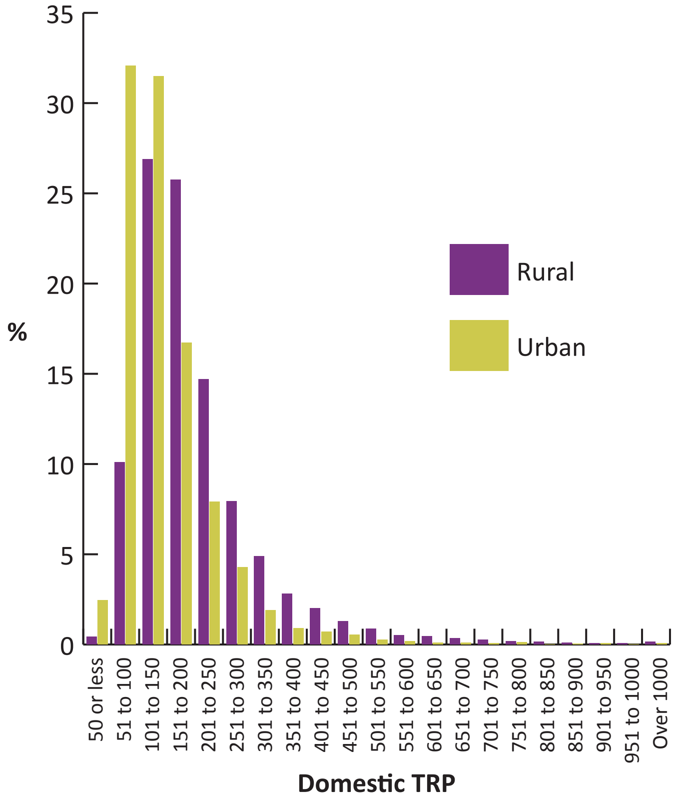
Overall, the median domestic TRP was 48 units higher in the Rural Area than the Urban Area at the end of December 2015, two TRP units higher than the gap seen at the end of December 2014.

The TRP distributions in ***Figure 2.10.1*** illustrate that the majority of Urban Area units fall into the 51 to 150 TRP units bands, whilst the majority of the Rural Area units fall into the 101 to 200 bands.

Table 2.10.1: Domestic TRP of Rural and Urban Area units by type and number of bedrooms

Type	No. bedrooms	2015 Median TRP of Rural Area units	2015 Median TRP of Urban Area units
Apartment	1	71	64
	2	93	85
	3	115	125
	4	155	105
	Over 4	87	86
Bungalow	1	110	86
	2	140	119
	3	167	140
	4	204	159
	Over 4	256	192
House	1	144	109
	2	147	109
	3	170	143
	4	264	203
	Over 4	376	270
All	1	94	69
	2	136	99
	3	167	141
	4	222	193
	Over 4	311	257
Overall median for all units		172	124

Figure 2.10.1: Domestic TRP distribution by location



3.1 Local Market units - tenure, type and number of bedrooms

Table 3.1.1: Type and number of bedrooms of Local Market units by tenure

Type	No. bedrooms	Owner occupied	Rented	Affordable	Supported	Other
						2015
Apartment	1	15.9%	61.9%	13.9%	6.3%	2.0%
	2	26.5%	57.6%	9.7%	2.2%	4.1%
	3	23.7%	58.6%	11.9%	0.3%	5.5%
	4	19.2%	76.7%	1.4%	0.0%	2.7%
	Over 4	25.8%	61.3%	0.0%	3.2%	9.7%
	Unknown	10.4%	77.6%	0.0%	0.9%	11.2%
	Total	19.1%	62.6%	10.4%	3.8%	4.1%
Bungalow	1	50.6%	24.0%	21.6%	0.0%	3.9%
	2	79.7%	16.3%	2.2%	0.0%	1.7%
	3	87.3%	11.3%	0.6%	0.1%	0.8%
	4	89.0%	10.5%	0.0%	0.0%	0.5%
	Over 4	87.9%	10.8%	0.0%	0.0%	1.3%
	Unknown	60.7%	30.8%	0.0%	0.3%	8.2%
	Total	81.0%	14.8%	2.4%	0.1%	1.8%
House	1	45.9%	17.6%	27.7%	0.0%	8.8%
	2	63.4%	18.4%	16.6%	0.0%	1.5%
	3	66.3%	11.4%	21.7%	0.0%	0.7%
	4	82.5%	12.5%	4.2%	0.0%	0.8%
	Over 4	81.0%	16.7%	0.0%	0.0%	2.3%
	Unknown	53.2%	37.0%	0.2%	0.3%	9.3%
	Total	66.8%	15.8%	15.2%	0.0%	2.1%
Other	1	2.3%	10.5%	0.0%	0.0%	87.2%
	2	13.6%	54.5%	4.5%	0.0%	27.3%
	3	33.3%	23.8%	4.8%	0.0%	38.1%
	4	33.3%	33.3%	0.0%	0.0%	33.3%
	Over 4	0.0%	50.0%	0.0%	0.0%	50.0%
	Unknown	1.8%	14.7%	0.0%	1.8%	81.7%
	Total	6.5%	18.3%	0.8%	0.8%	73.6%
Total	1	24.8%	49.5%	16.5%	4.4%	4.8%
	2	58.8%	29.3%	8.7%	0.7%	2.4%
	3	74.4%	13.5%	10.9%	0.1%	1.0%
	4	84.0%	13.3%	2.0%	0.0%	0.8%
	Over 4	81.8%	15.9%	0.0%	0.1%	2.3%
	Unknown	37.9%	48.4%	0.0%	0.6%	13.1%
	Total	59.8%	27.1%	8.9%	1.0%	3.2%

This section focuses on Local Market domestic property units. Local Market properties can be occupied by people who are locally residentially qualified or have a housing licence.

Table 3.1.1 shows the proportions by tenure of different types of property units at the end of December 2015. Please refer to ***page 27*** for more information about tenure group classifications.

In total, 62.6% of Local Market apartments were rented, compared with 14.8% of bungalows and 15.8% of houses.

Affordable and Supported units together comprised 15.3% of the houses, 2.4% of the bungalows and 14.3% of the apartments in the Local Market*.

The proportion of rented and supported domestic property units increased in 2015 compared with 2014, by 0.5 and 0.1 percentage points respectively. The proportion of owner occupied domestic property units decreased by 0.3 percentage points between 2014 and 2015. See ***Table 2.7.2*** on ***page 9*** for the number of Local Market units by tenure each year since 2011.

Please refer back to ***Table 2.4.1*** on ***page 6*** for the number of Local Market units by type and number of bedrooms.

* Numbers may not sum with those presented in the table due to rounding.

3.1 Local Market units - tenure, type and number of bedrooms

The distribution of number of bedrooms by property unit type is shown for Local Market owner occupied, rented, affordable and supported units in ***Figures 3.1.1***, ***3.1.2***, ***3.1.3.*** and ***3.1.4*** respectively.

The distributions are significantly different between each of the tenures.

The owner occupied units were predominantly houses and bungalows, the largest proportion of which had three bedrooms. However, of the one bedroom owner occupied units, more were apartments than houses or bungalows.

Apartments constituted the majority of rented units and most of these contained one or two bedrooms.

The distribution of units within the affordable and supported housing categories is different to both of the above. Bungalows formed a small portion of affordable units. Three bedroom houses comprised the largest proportion of affordable units, followed by one bedroom apartments. One bedroom apartments accounted for the largest proportion of supported units, followed by two bedroom apartments.

Figure 3.1.1: Number of bedrooms distribution by type of Local Market owner occupied units

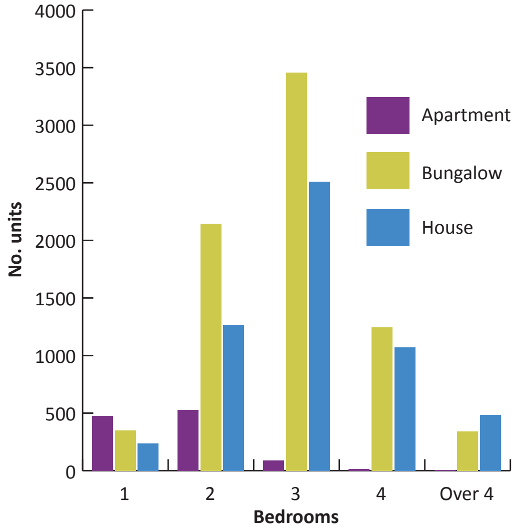


Figure 3.1.2: Number of bedrooms distribution by type of Local Market rented units

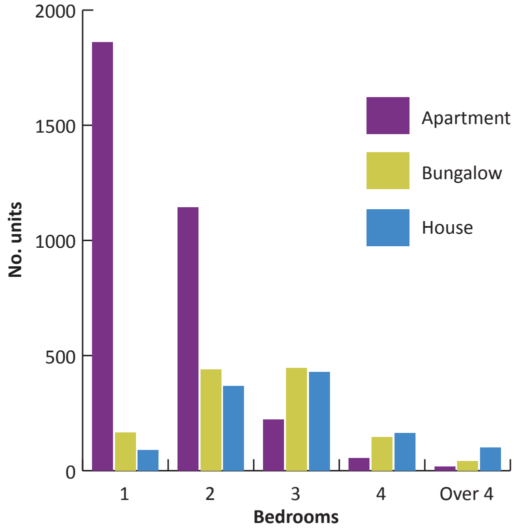


Figure 3.1.3: Number of bedrooms distribution by type of Local Market affordable units

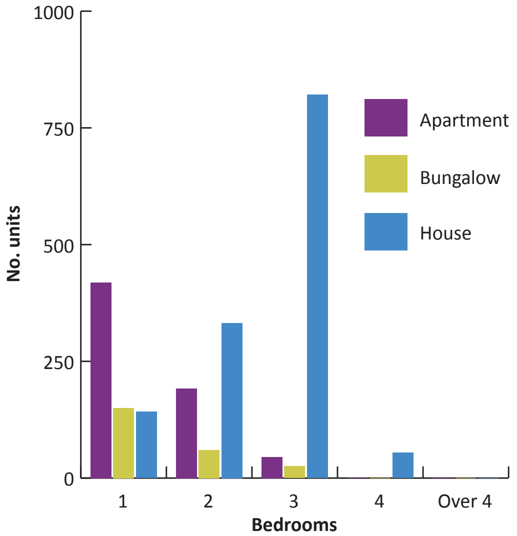


Figure 3.1.4: Number of bedrooms distribution by type of Local Market supported units

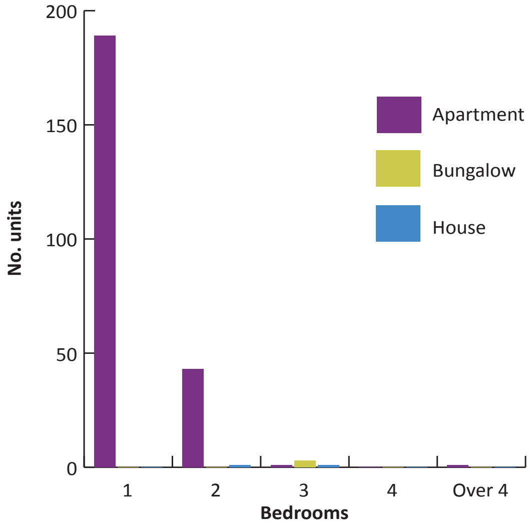


Table 3.2.1: Domestic TRP of Local Market units by type and number of bedrooms by tenure

Type	No. bedrooms	2014	
		Median TRP of Local Market owner occupied units	Median TRP of Local Market rented units
Apartment	1	64	65
	2	86	85
	3	117	118
	4	105	113
	Over 4	85	94
Bungalow	1	111	81
	2	138	119
	3	163	144
	4	195	177
	Over 4	242	220
House	1	114	102
	2	118	106
	3	151	146
	4	212	210
	Over 4	289	297
All	1	80	69
	2	122	98
	3	158	142
	4	202	196
	Over 4	267	276
Overall median for all units		155	114

Table 3.2.2: Median domestic TRP of owner occupied Local Market units by number of bedrooms

	No. bedrooms				
	1	2	3	4	Over 4
2011	81	125	157	201	253
2012	82	124	157	201	256
2013	81	124	157	201	258
2014	81	123	158	201	260
2015	80	122	158	202	267

Table 3.2.3: Median domestic TRP of rented Local Market units by number of bedrooms

	No. bedrooms				
	1	2	3	4	Over 4
2011	69	102	143	194	280
2012	69	100	143	193	275
2013	68	98	142	186	260
2014	69	98	142	195	263
2015	69	98	142	196	276

Table 3.2.1 provides the median number of domestic TRP units of Local Market owner occupied and rental units. It is broken down by unit types and number of bedrooms to enable comparison on a like-for-like basis.

At the end of December 2015, the overall median number of domestic TRP units for Local Market owner occupied units was 155 which was one TRP unit more than at the end of 2013 and 2014. This compares to a median TRP of 114 for rental units, which was one TRP unit higher than at the end of 2014, but the same as at the end of 2013.

Rented four bedroom houses saw a drop in their median TRP of sixteen TRP units in 2015, whilst the median TRP of rented houses with more than four bedrooms saw an increase of eighteen TRP units.

Tracking these figures over time will provide an indication of changes in sizes of domestic property units.

Table 3.2.2 and ***3.2.3*** show the change in the median TRP of owner occupied and rented domestic property units over time. The median TRP of owner occupied domestic property units with one and two bedrooms each decreased by one TRP unit in 2015 compared with 2014. The median TRP of three bedroom domestic property units remained stable whilst that of four bedroom domestic property units increased by one TRP unit. There was an increase in the size of domestic property units with over four bedrooms, with their median TRP increasing by seven TRP units. The median TRP of one, two and three bedroom rented domestic property units remained stable in 2015 compared with 2014 and there was a small increase of one TRP unit in the median TRP of four bedroom domestic property units. Similarly to owner occupied units, there was an increase in the size of domestic properties with over four bedrooms, with their median TRP increasing by thirteen TRP units.

3.3 Local Market units - tenure and location

Table 3.3.1 gives the location (by parish and by Urban and Rural Area) of Local Market property units by tenure. Units are mapped individually by tenure in ***Figures 3.3.1***, ***3.3.2***, ***3.3.3*** and ***3.3.4***.

In 2015, St Peter Port had the highest proportion (40.3%) of rented units, as well as the highest proportion of affordable housing units (12.1%). Castel had the next highest proportion of affordable housing units (11.0%).

There was a higher concentration of affordable housing units in the Urban Area compared with the Rural Area (12.4% versus 6.4% respectively). In the Urban Area, 46.9% of domestic property units were owner occupied, compared with 69.2% in the Rural Area (which was, respectively, 0.3 and 0.2 percentage points lower than at the end of 2014).

Table 3.3.1: Tenure of Local Market units by location

Location	Owner occupied	Rented	Affordable	Supported	Other
Castel	65.8%	19.8%	11.0%	0.0%	3.4%
Forest	64.7%	21.4%	5.7%	0.0%	8.2%
St Andrew	71.1%	19.2%	6.9%	0.0%	2.7%
St Martin	61.7%	18.7%	8.5%	4.2%	6.9%
St Peter Port	43.7%	40.3%	12.1%	1.1%	2.9%
St Pierre du Bois	64.0%	26.7%	2.1%	0.0%	7.1%
St Sampson	66.4%	24.4%	7.8%	0.3%	1.1%
St Saviour	67.5%	20.8%	7.3%	0.0%	4.4%
Torteval	77.5%	19.9%	0.0%	0.0%	2.6%
Vale	72.3%	19.6%	5.5%	1.4%	1.3%
Rural Area	69.2%	19.6%	6.4%	1.1%	3.7%
Urban Area	46.9%	37.4%	12.4%	0.9%	2.5%
Total	59.8%	27.1%	8.9%	1.0%	3.2%

Figure 3.3.1: Map of Local Market owner occupied units

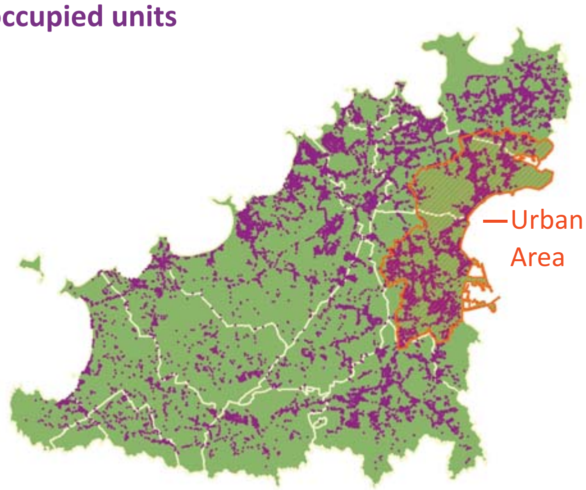


Figure 3.3.2: Map of Local Market rented units

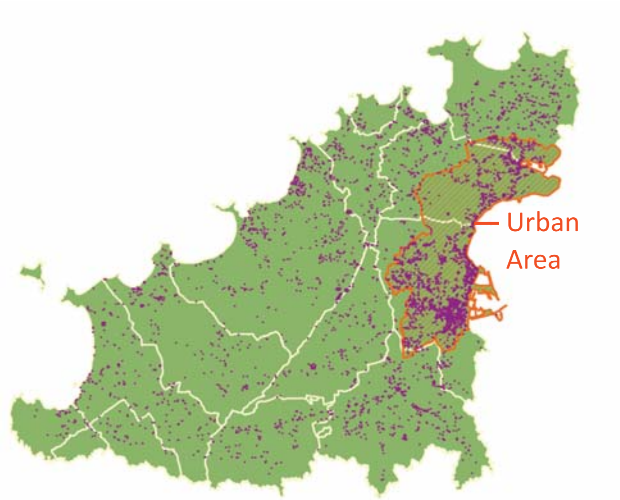


Figure 3.3.3: Map of Local Market affordable units

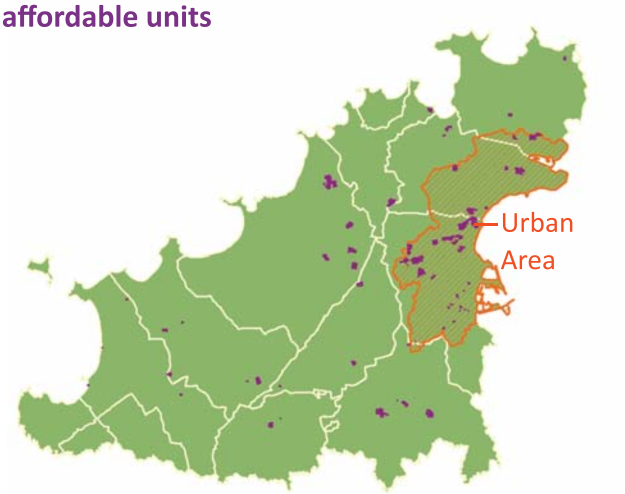


Figure 3.3.4: Map of Local Market supported units

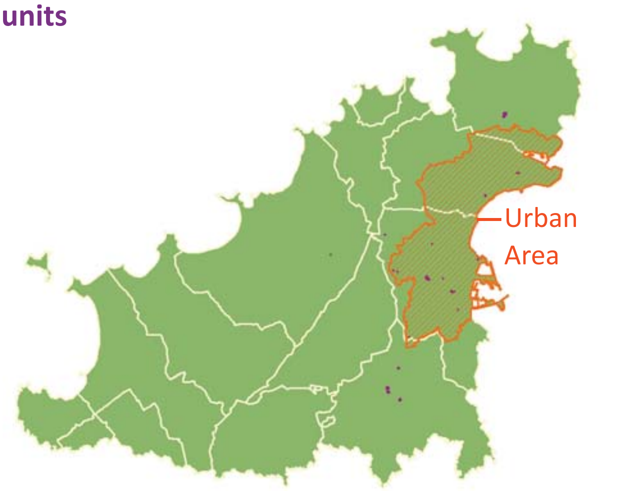


Table 4.1.1: Type and number of bedrooms of Open Market units by tenure

Type	No. bedrooms	2015		
		Owner occupied	Rented	Other
Apartment	1	24.0%	76.0%	0.0%
	2	25.0%	72.9%	2.1%
	3	28.6%	62.9%	8.6%
	4	8.3%	91.7%	0.0%
	Over 4	0.0%	0.0%	0.0%
	Unknown	20.0%	73.3%	6.7%
	Total	23.0%	72.7%	4.2%
Bungalow	1	66.7%	16.7%	16.7%
	2	67.9%	28.3%	3.8%
	3	68.0%	31.4%	0.7%
	4	67.4%	32.6%	0.0%
	Over 4	69.8%	30.2%	0.0%
	Unknown	69.2%	26.9%	3.8%
	Total	68.1%	30.5%	1.4%
House	1	40.7%	59.3%	0.0%
	2	66.2%	33.8%	0.0%
	3	68.2%	31.1%	0.7%
	4	67.2%	32.2%	0.6%
	Over 4	73.5%	25.7%	0.8%
	Unknown	60.0%	38.1%	1.9%
	Total	67.5%	31.7%	0.8%
Other	1	50.0%	0.0%	50.0%
	2	0.0%	0.0%	100.0%
	3	100.0%	0.0%	0.0%
	4	0.0%	0.0%	0.0%
	Over 4	0.0%	0.0%	0.0%
	Unknown	9.1%	9.1%	81.8%
	Total	18.8%	6.3%	75.0%
Total	1	36.7%	60.0%	3.3%
	2	54.6%	42.5%	2.9%
	3	65.3%	33.5%	1.3%
	4	65.5%	34.0%	0.5%
	Over 4	72.9%	26.4%	0.7%
	Unknown	48.7%	43.3%	8.0%
	Total	62.6%	35.4%	2.0%

This section gives more detailed information on Open Market domestic property units. Open Market properties can be occupied by anybody regardless of their residential qualifications.

Table 4.1.1 shows the proportions by tenure of different types of property units at the end of December 2015. Please refer to ***page 27*** for more information about tenure group classifications. Please note that some of these categories contain low numbers of property units, particularly the "other" category.

The proportion of owner occupied Open Market domestic property units fell by 1.0 percentage points in 2015 compared with a year earlier, whilst the proportion of rented and other Open Market domestic property units increased by 0.9 and 0.1 percentage points respectively.

Of Open Market apartments, bungalows and houses, bungalows saw the biggest change in the proportion of owner occupied and rented domestic property units, with a decrease of 3.2 percentage points in the proportion of owner occupied bungalows and a corresponding increase of 3.2 percentage points in the proportion of rented bungalows. Open Market apartments saw a shift from owner occupied to rented apartments and those of other tenure types in 2015. The proportion of rented Open Market houses remained stable in 2015, whilst there was a small increase (0.6 percentage points) in the proportion of owner occupied houses and decrease (0.7 percentage points) in the proportion of Open Market houses of other tenure types.

Please refer back to ***Tables 2.2.1*** and ***2.3.1*** on ***pages 4*** and ***5*** for the number of Open Market units by type and number of bedrooms.

4.1 Open Market units - tenure, type and number of bedrooms

The distribution of number of bedrooms by property unit type at the end of December 2015 is shown for Open Market owner occupied and rented units in ***Figures 4.1.1*** and ***4.1.2*** respectively.

The two distributions are more similar to each other than the Local Market owner occupied and rental distributions.

The distribution by number of bedrooms of Open Market bungalows and houses are similar for owner occupied and rented units. In 2015, as in 2014, the largest proportion of owner occupied and rented Open Market bungalows were those with three bedrooms, whilst the four bedroom category comprised the greater proportion of owner occupied and rented Open Market houses.

Both owner occupied and rented Open Market apartments showed a peak in units with two bedrooms, but the proportion was greater in the rented Open Market apartments.

Figure 4.1.1: Number of bedrooms distribution by type of Open Market owner occupied units

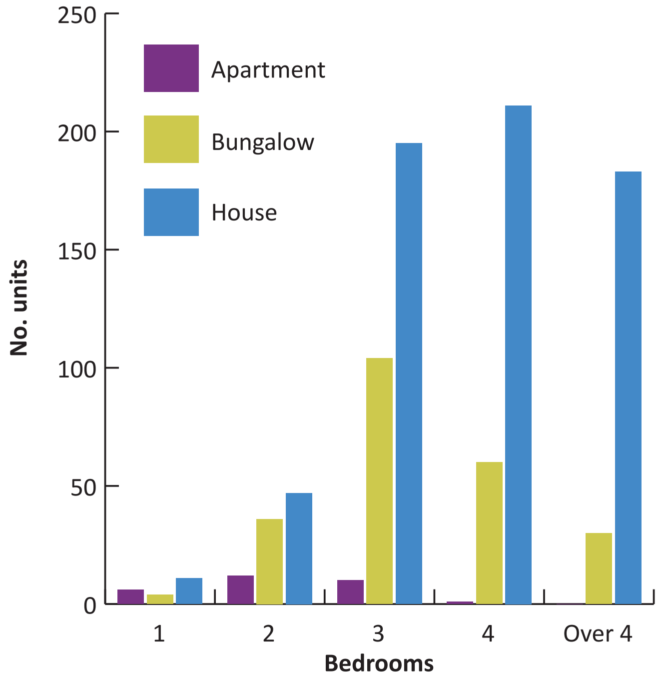


Figure 4.1.2: Number of bedrooms distribution by type of Open Market rented units

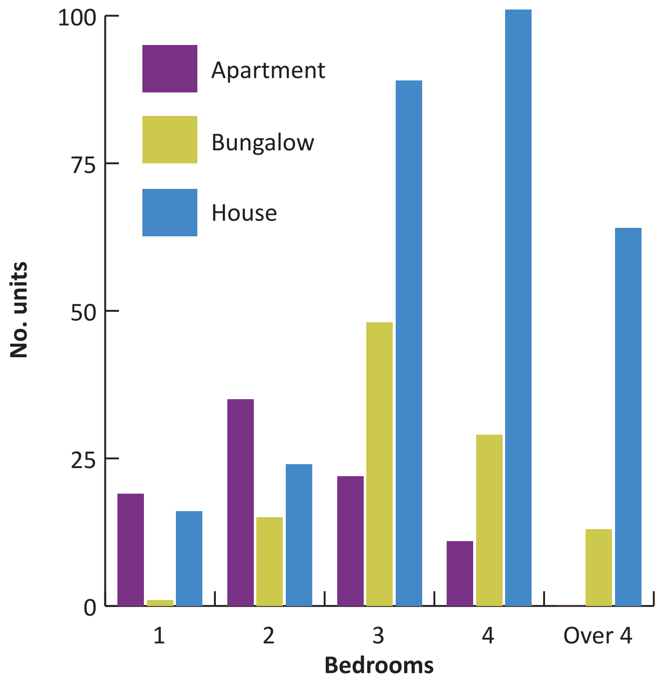


Table 4.2.1: Domestic TRP of Open Market units by type and number of bedrooms by tenure

Type	No. bedrooms	2015	
		Median TRP of Open Market owner occupied units	Median TRP of Open Market rented units
Apartment	1	74	43
	2	117	123
	3	174	156
	4		202
	Over 4	-	-
Bungalow	1	327	-
	2	267	249
	3	283	239
	4	320	300
	Over 4	358	418
House	1	378	281
	2	335	222
	3	320	257
	4	354	283
	Over 4	475	455
All	1	327	208
	2	264	214
	3	304	245
	4	342	289
	Over 4	442	435
Overall median for all units		339	275

Table 4.2.2: Median domestic TRP of owner occupied Open Market units by number of bedrooms

	No. bedrooms				
	1	2	3	4	Over 4
2011	336	267	291	340	452
2012	317	269	292	340	456
2013	327	267	292	346	457
2014	317	264	297	350	459
2015	327	264	304	342	442

Table 4.2.3: Median domestic TRP of rented Open Market units by number of bedrooms

	No. bedrooms				
	1	2	3	4	Over 4
2011	218	232	259	314	416
2012	196	206	260	294	397
2013	208	218	261	307	419
2014	220	220	257	292	423
2015	208	214	245	289	435

Table 4.2.1 provides the median number of domestic TRP units of Open Market owner occupied and rental units. It is broken down by unit types and number of bedrooms to enable comparison on a like-for-like basis.

At the end of December 2015, the overall median number of domestic TRP units of Open Market owner occupied property units was 339, which was five TRP units higher than at the end of December 2014. The median number of TRP units for rented Open Market domestic property units was 275, which was five TRP units lower than a year earlier.

On the whole, in the Open Market, rented units of the same type and number of bedrooms have a consistently lower number of TRP units (i.e. are smaller in floor area) than their owner occupied equivalents.

Tables 4.2.2 and ***4.2.3*** show the change in the median TRP of owner occupied and rented Open Market domestic property units over time. The median TRP of Open Market domestic property units has decreased across all bedroom categories since 2011, with the exception of owner occupied three and four bedroom domestic property units and rented domestic property units with over four bedrooms.

The median TRP of owner occupied properties with three or fewer bedrooms increased or remained stable between December 2014 and 2015, whereas there was a decrease in the median TRP of Open Market owner occupied domestic property units with four or more bedrooms (see ***Table 4.2.2***). The median TRP of rented properties decreased between 2014 and 2015 across all bedroom categories except those rented Open Market domestic property units with over four bedrooms (see ***Table 4.2.3***).

4.3 Open Market units - tenure and location

Table 4.3.1 gives the location of Open Market property units by tenure. Units are mapped individually by tenure in ***Figures 4.3.1*** and ***4.3.2.***

Torteval had the highest proportion of owner occupied domestic property units (80.0%), whilst St Peter Port had the lowest proportion (55.2%).

St Peter Port had the highest proportion of Open Market rented units (43.3%) at the end of December 2015. This was 0.5 percentage points higher than at the end of December 2014.

As seen in the Local Market, there was a higher proportion of owner occupation in the Rural compared with the Urban Area (69.8% versus 52.1% respectively). The proportion of owner occupied domestic property units fell by 1.5 percentage points in the Rural Area at the end of December 2015 compared with the end of December 2014. The proportion of owner occupied domestic property units in the Urban Area fell by 0.4 percentage points during the same period.

Forest saw the greatest movement from rented to owner occupied Open Market domestic property units between December 2014 and December 2015, with an increase in owner occupation of 8.3 percentage points and a decrease of 11.6 percentage points in the proportion of rented domestic property units.

Over half (52.9%) of Open Market domestic property units are located in St Peter Port where owner occupation was 0.5 percentage points lower in 2015 than in 2014.

Table 4.3.1: Tenure of Open Market units by location

Location			2015
			% of units
	Owner occupied	Rented	Other
Castel	70.2%	26.0%	3.8%
Forest	69.0%	24.1%	6.9%
St Andrew	73.6%	26.4%	0.0%
St Martin	69.9%	27.8%	2.3%
St Peter Port	55.2%	43.3%	1.5%
St Pierre du Bois	76.8%	21.4%	1.8%
St Sampson	68.4%	29.8%	1.8%
St Saviour	73.4%	25.0%	1.6%
Torteval	80.0%	20.0%	0.0%
Vale	67.1%	29.1%	3.8%
Rural Area	69.8%	28.2%	2.0%
Urban Area	52.1%	45.9%	2.0%
Total	62.6%	35.4%	2.0%

Figure 4.3.1: Map of Open Market owner occupied units

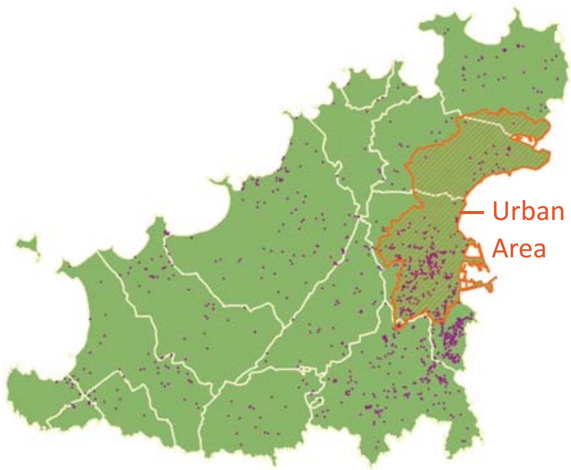
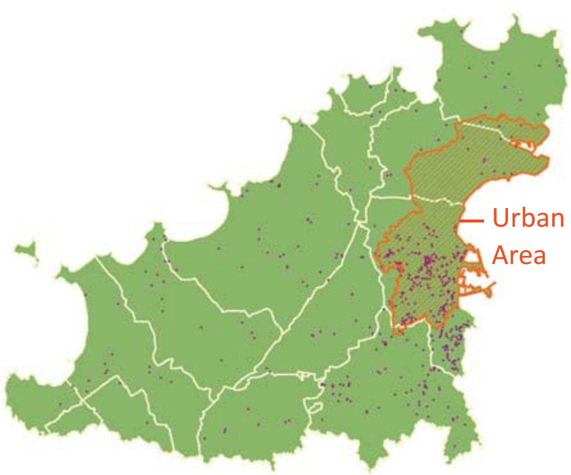


Figure 4.3.2: Map of Open Market rented units



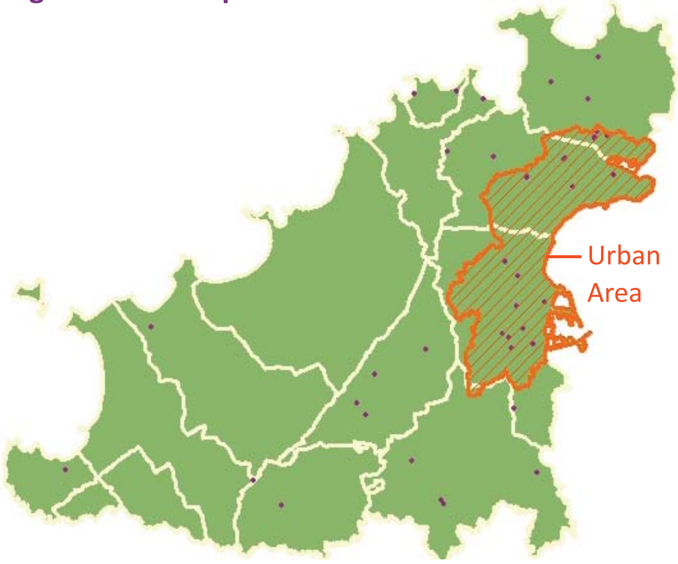
5.1 Changes to the number of units

Table 5.1.1: Change in number of units by type of change

Type of change	2015		
	Plus	Minus	Net change
New build	128	0	128
Demolition	0	27	-27
Subdivision	35	0	35
Amalgamation	0	4	-4
Conversion	22	10	12
Total	185	41	144
Administrative amendments	27	2	25
Total including administrative amendments	212	43	169

Figure 5.1.1: Map of units created in 2015

Figure 5.1.2: Map of units removed in 2015



Since December 2010, changes to the number of domestic property units have been recorded by the type of change, as shown in ***Table 5.1.1***.

Additional units created are classified as being new builds (when new units have been constructed either as a replacement to a previously demolished property or as a new development or extension), subdivisions (when existing units have been divided to create more units) or conversions (when an existing building has been changed from non-domestic to domestic use).

Units are classed as having been created when the building has both been surveyed and had a postal address allocated to it by Guernsey Digimap Services (Treasury and Resources Department). ***Figure 5.1.1*** shows the location of the units created during 2015.

Units removed are classified as being demolitions (when they have been wholly or partially raised to the ground, including those that are subsequently replaced with a new build), amalgamations (when existing units have been joined to create fewer units) or conversions (where an existing building has been changed from domestic to non-domestic use). ***Figure 5.1.2*** shows the location of the units removed during 2015.

Subdivision can also result in the removal of units (albeit with a net increase in units), when the original unit no longer exists as a result of the division into a larger number of units.

Units are classed as having been removed when the building has either been partially or completely removed or the address has been "de-activated" by Guernsey Digimap Services.

Further additional units have been included or removed from the total since 2013 as a result of administrative changes as further information on existing properties has become available.

5.1 Changes to the number of units

During 2015, using the definitions opposite, 185 new units were created and 41 were removed; a net change of 144.

There was a further net increase of 25 due to administrative amendments, so the overall total increased from 26,692 at the end of 2014 to 26,861, at the end of 2015. An administrative amendment includes, for example, the inclusion of a small domestic property above a commercial unit, the existence of which was not previously known.

Tables 5.1.2, ***5.1.3***, ***5.1.4*** and ***Figures 5.1.1*** and ***5.1.2***, along with the analysis below, refer to the changes resulting from units created and removed only i.e. excluding the administrative amendments.

As shown in ***Table 5.1.2***, the parish with the largest net change in units (64) was St Peter Port. The second and third largest net change in the number of units was in St Martin and St Sampson, with an overall increase of 34 units and 15 units respectively.

Overall, there was a net change of 60 units in the Rural Area, which was 94 fewer (61.0%) than the net change at the end of 2014). There was a net change of 84 units in the Urban Area during 2015, which was 58 units lower (40.8%) than during 2014.

Of the 144 net additional units in 2015, 23 were affordable housing units and 31 were supported housing units. The remaining 90 were other tenure types, including owner occupied, rented and other housing types.

Table 5.1.2: Net change* in number of units by parish and type of change

Location				2015
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Castel	9	2	2	13
Forest	0	6	0	6
St Andrew	-3	-1	0	-4
St Martin	30	2	2	34
St Peter Port	56	4	4	64
St Pierre du Bois	0	1	-1	0
St Sampson	9	4	2	15
St Saviour	0	3	0	3
Torteval	0	0	0	0
Vale	0	10	3	13
Total	101	31	12	144

Table 5.1.3: Net change* in number of units by area and type of change

Location				2015
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Rural Area	30	21	9	60
Urban Area	71	10	3	84
Total	101	31	12	144

Table 5.1.4: Net change* in number of units by tenure type and type of change

Location				2015
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Affordable	23	0	0	23
Supported	31	0	0	31
All other	47	31	12	90
Total	101	31	12	144

* Net change excludes administrative amendments

Table 5.1.5: Change in the total number of units by year

Change	2011	2012	2013	2014	2015
Plus	279	152	241	367	185
Minus	49	68	70	71	41
Net Change	230	84	171	296	144
Administrative amendments	45	36	29	24	25
Change in total no. of units	275	120	200	320	169

Table 5.1.6: Net change* in the total number of units by parish

Parish	2011	2012	2013	2014	2015
Castel	13	16	2	23	13
Forest	-1	1	0	2	6
St Andrew	4	0	5	-1	-4
St Martin	5	0	27	50	34
St Peter Port	151	61	116	141	64
St Pierre du Bois	5	0	0	8	0
St Sampson	40	23	7	3	15
St Saviour	4	7	6	2	3
Torteval	0	0	1	2	0
Vale	9	-24	7	66	13
Total	230	84	171	296	144

Table 5.1.7: Net change* in the total number of units by area

Area	2011	2012	2013	2014	2015
Rural Area	37	12	51	154	60
Urban Area	193	72	120	142	84
Total	230	84	171	296	144

Table 5.1.8: Net change* in the total number of units by tenure type

Tenure	2011	2012	2013	2014	2015
Affordable	56	-26	102	35	23
Supported	0	-1	0	100	31
All other	174	111	69	161	90
Total	230	84	171	296	144

Table 5.1.5 shows the change in the total number of units from 2011 to 2015. The number of administrative changes has decreased from 45 in 2011 to 25 in 2015, which is 0.1% of the total number of units.

Tables 5.1.6 and *5.1.7* show the change in the total number of units by parish and area (i.e. Rural and Urban) respectively. In the five years ending in 2015, 57.6% of the increase in the total number of domestic property units has been situated within St Peter Port. Torteval and St Andrew have contributed the smallest proportion of the change, accounting for 0.3% and 0.4% of the increase in domestic property units respectively.

Affordable and supported housing units, (see *Table 5.1.8*) accounted for 16.0% and 21.5% respectively of the increase in the total number of domestic property units in 2015.

A number of affordable housing developments were completed in 2015, including those of the Clos L'Ecole, Le Grande Courtil, and Longfield.

* Net change excludes administrative amendments

5.1 Changes to the number of units

The units created and removed since 2011 are shown on the maps in ***Figures 5.1.3*** and ***5.1.4***.

From 2011 to 2015, 62.2% of new units created were located in the Urban Area (see ***Figure 5.1.3***) as were 50.2% of those units which were removed (see ***Figure 5.1.4***).

Figure 5.1.3: Map of units created between 2011 and 2015 inclusive

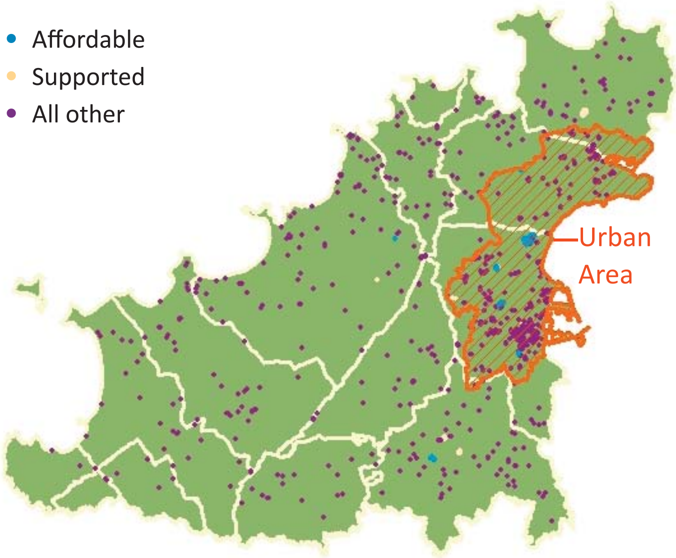
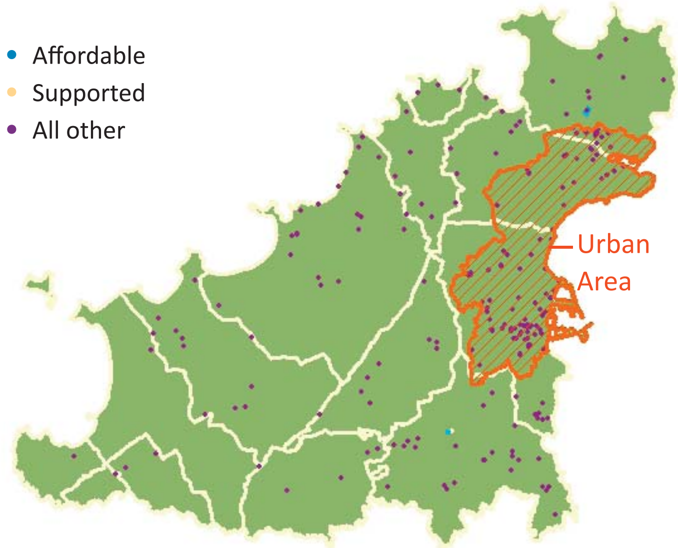


Figure 5.1.4: Map of units removed between 2011 and 2015 inclusive



6.1 Vacant units

Table 6.1.1: Number of vacant units by market

Year	No. vacant units			% of island total units
	Local	Open	Total	
2014	187	8	195	0.7%
2015	212	13	225	0.8%

Table 6.1.2: Type and number of bedrooms of vacant units by market

Type	No. bedrooms	2014			
		Local	Open	Total	% of island total units
Apartment	1	29	0	29	1.0%
	2	24	1	25	1.2%
	3	6	3	9	2.2%
	4	1	0	1	1.2%
	Over 4	3	0	3	9.7%
	Unknown	23	1	24	2.8%
	Total	86	5	91	1.4%
Bungalow	1	12	1	13	1.9%
	2	16	1	17	0.6%
	3	20	1	21	0.5%
	4	5	0	5	0.3%
	Over 4	3	0	3	0.7%
	Unknown	5	0	5	0.7%
	Total	61	3	64	0.6%
House	1	8	0	8	1.5%
	2	15	0	15	0.7%
	3	19	2	21	0.5%
	4	6	1	7	0.4%
	Over 4	4	1	5	0.6%
	Unknown	10	1	11	1.4%
	Total	62	5	67	0.7%
Other	1	0	0	0	0.0%
	2	1	0	1	4.2%
	3	1	0	1	4.5%
	4	1	0	1	16.7%
	Over 4	0	0	0	0.0%
	Unknown	0	0	0	0.0%
	Total	3	0	3	1.1%
Total	1	49	1	50	1.1%
	2	56	2	58	0.8%
	3	46	6	52	0.6%
	4	13	1	14	0.4%
	Over 4	10	1	11	0.8%
	Unknown	38	2	40	1.6%
	Total	212	13	225	0.8%

The methodology for calculating the number of vacant domestic property units on the island was updated in 2015 with the incorporation of data from the Rolling Electronic Census.

As in previous years, properties with low or zero electricity consumption over the year (and without other evidence to suggest that they have been occupied) were classified as potentially vacant. This list of vacant properties was then matched against address data taken from the Rolling Electronic Census in 2015. Properties which showed low or zero electricity consumption, which also had no record of anyone living at that address, were classified as vacant. This methodology results in lower levels of vacant properties than previously reported. The number of vacant properties for 2014 has been restated using this improved methodology (see ***Table 6.1.1***) for comparison with 2015. It is not possible to extract accurate address data from the Rolling Electronic Census for years prior to 2014, so earlier comparisons of vacant units using this method cannot be made.

All residential tenures of domestic units (e.g. self-catering and social units) are included.

In December 2015, it was calculated that 225 (0.8%) of the island's domestic property units had been vacant for a year or more. This compares with 195 in the year ending December 2014.

Table 6.1.2 shows the number of vacant properties broken down by market, type and number of bedrooms where the information was available. There were 91 apartments, 64 bungalows and 67 houses classified as vacant.

The limited bedroom information available indicated that 25.8% (58 units) of the vacant units were two bedroom properties. Apartments had the highest proportion (40.4%) of vacant units across the island, compared with 29.8% for houses, 28.4% for bungalows and 1.3% for other types of unit.

7.1 Definitions and categories used

Domestic Property Units

A domestic property unit is defined (for the purposes of this bulletin) as being a building, or part of a building, which has its own postal address, is self contained and is used for residential purposes (including those which are vacant).

For example, an individual flat is counted as one unit, as is a farmhouse. A building containing several individually rented rooms, but shared access and shared cooking and washing facilities (i.e. the individual rooms are not self contained) is also counted as one unit.

All domestic property units owned by individuals, businesses and the States of Guernsey are included. Business property units, which have a residential element (such as hotels, lodging houses, nursing or care homes) are not included in this data. However, domestic units in multiple occupancy (i.e. those occupied by a number of unrelated people, typically on separate tenancy agreements) are included.

Open and Local Market Units

The island's housing stock is split into two categories: Open Market and Local Market and the Housing Control Law governs which housing is Open Market. Open Market housing is divided into four parts (A, B, C and D), which relate to the use type (see ***www.gov.gg/openmarket*** for more information). The data in this bulletin only includes private and social housing units, so any references to Open Market units relate to Open Market Part A housing, plus a small number of Open Market Part B properties which are used as staff accommodation.

Building Types of Domestic Property Unit

The building types used throughout this bulletin are grouped into four categories; apartment, bungalow, house and other. The category of building type a unit falls into is determined by its physical properties and proximity to other buildings:

Apartment is the category for a unit of accommodation that is attached to or contained within a larger building (the remainder of which may or may not be used for domestic purposes). This category covers flats, bedsits, wings, annexes, maisonettes, dower units and similar, where the unit has a separate postal address to other units within the building. These units can span one or more stories.

Bungalow is the category for a property unit (including chalet bungalows and cottages), which has one or one and a half storeys, is not contained within a larger building and can be detached, semi-detached or terraced. It can also have an apartment attached to or contained within it (e.g. a wing or a flat) - each unit is identified by having a separate postal address.

Units which have two or more storeys and (as per bungalows), are not contained within a larger building, can be detached, semi-detached or terraced and can have an apartment attached or contained within them, are categorised as houses.

The "other" category captures building types which do not fall within any of the above categories. They tend to be property units which were not initially designed for domestic use (e.g. commercial buildings or barns), but have since had their use changed without physical alteration to the building.

Please see ***www.gov.gg/openmarket*** and ***www.gov.gg/localmarket*** for further information regarding who can occupy Open and Local Market housing in the island.

7.1 Definitions and categories used

Tenure of Domestic Property Units

The tenure categories have been changed this year to better show trends in particular types of housing. Historic figures have been re-aligned with the new groupings to enable a like-for-like comparison. The changes only impact on Local Market units. The tenure describes the basis on which households occupy the property unit and the categories used are defined as follows:

The Owner Occupied category covers units which are occupied by their owners' household (and possibly also other households). This includes properties which can be purchased only by older people.

The Rented category covers units which are occupied by a household (or households) other than their owners' household. This includes properties which can be rented only by older people. It includes properties on short- and long-term leases and could include properties owned by people who ordinarily live at a different address (either on or off island).

The Affordable category includes accommodation provided by the States of Guernsey and the Guernsey Housing Association, where the allocation criteria are based primarily on household incomes. It includes social rented and partially owned units, which had previously been shown individually.

The Supported category covers sheltered and extra care accommodation provided by the States, the Guernsey Housing Association and other housing associations, where the allocation criteria are based primarily on care needs. It includes social rented, partially owned, private rented and owner occupied units, which had previously not been separated out from other housing units of those tenure types.

The Other category includes self-catering, staff accommodation and vacant units.

8.1 Contact details and further information

This bulletin will be published annually each March, but information on property prices is published quarterly in the ***Residential Property Prices Bulletin***. All Policy and Research Unit publications are available via ***www.gov.gg/pru***.

Please contact Emily Field (Research Officer) for further information or to be added to the e-mailing list for any of the Policy and Research Unit publications.

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