Guernsey Annual Housing Stock Bulletin

31st December 2016
Issue date 30th March 2017

The Guernsey Annual Housing Stock Bulletin provides a snapshot of Guernsey's domestic property stock.

States of Guernsey
Data and Analysis

1.1 Introduction

The Guernsey Annual Housing Stock Bulletin provides a snapshot of Guernsey's domestic property stock. Data first became available in 2010 and is sourced from several States of Guernsey Departments. This data is brought together in a system which enables statistical and spatial analysis, provided by Digimap Ltd. The data analysis is performed by the Data and Analysis team, which produces this bulletin.

1.2 Headlines

- At the end of December 2016, the total number of domestic property units in the island was 26,904, of which 1,594 (5.9%) were Open Market.

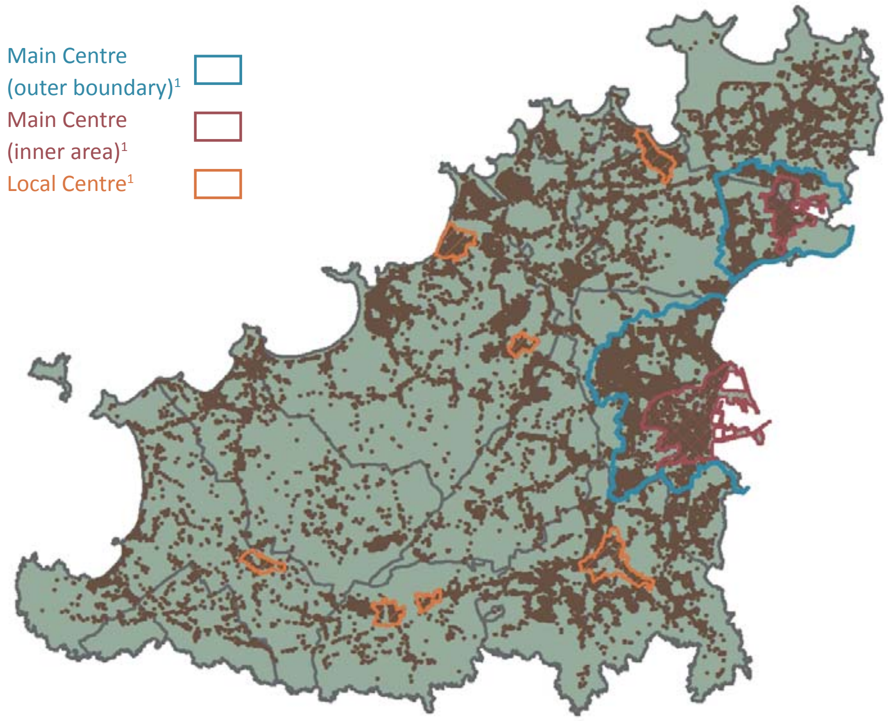
- 74.8% of the all domestic property units were houses or bungalows and 24.2% were apartments, a slightly higher proportion of apartments than in December 2011.

- Almost a third of all domestic property units (31.9%) had 3 bedrooms.

- 59.7% of the units were owner occupied, 28.1% were rented, 8.4% were affordable and 1.0% were supported housing units (a change of -0.3, 0.5, 0.0 and 0.1 percentage points compared with the end of 2015). The remaining 2.8% of units were of other tenure types or vacant.

- During 2016, 132 new units were created and 89 units were removed which is a net increase of 43, a 0.2% increase. Of these, 33 (76.7%) were supported units.

Figure 1.2.1: Map of Guernsey domestic property units



[1] More information about the "Main Centre" (shown with a blue outline on the maps throughout this bulletin) and the "Local Centres" (shown in orange) is available on page 12 and **www.gov.gg/planningpolicy.**

1.3 Contents

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

At the end of December 2016, there were 26,904 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 2011. At the end of 2016, there were 43 (0.2%) more domestic property units than at the end of 2015. This is the smallest increase in domestic units since data first became available in 2010. There was a net change of 0 administrative amendments in 2016, compared with a net change of 25 administrative amendments in 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.

Of the 26,904 domestic property units, 94.1% were Local Market and the remaining 5.9% 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 3.5% since 2011. Open Market property units have decreased by 0.4% since 2011.

*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 as Local Market domestic property units.

More information on the change in the number of units is available in **Section 5** on **page 23.**

Table 2.1.1: Total domestic units

Year	Total no. units	Net change	Administrative amendments	Annual % change in total
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%
2016	26,904	43	0	0.2%

Table 2.1.2: Units by Market

Year	Total no. Local Market units	% change in total Local Market units	Total no. Open Market units	Annual % change in total Open Market units
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%*
2016	25,310	0.2%	1,594	-0.6%

Figure 2.1.1: Total Local Market domestic units

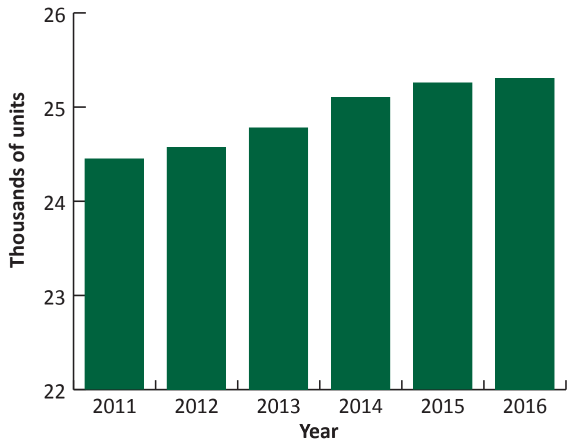
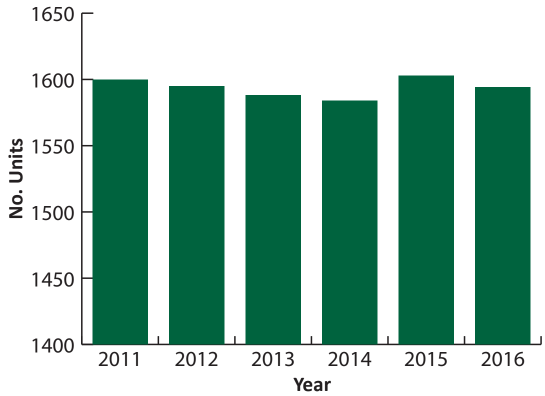


Figure 2.1.2: Total Open Market domestic units*



2.2 Domestic property units - market and type

Table 2.2.1: Type of units by Market

Type	2016					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
Apartment	6,335	166	6,501	25.0	10.4	24.2
Bungalow	9,837	366	10,203	38.9	23.0	37.9
House	8,893	1,046	9,939	35.1	65.6	36.9
Other	245	16	261	1.0	1.0	1.0
Total	25,310	1,594	26,904	100	100	100

Figure 2.2.1: Type of Local Market units

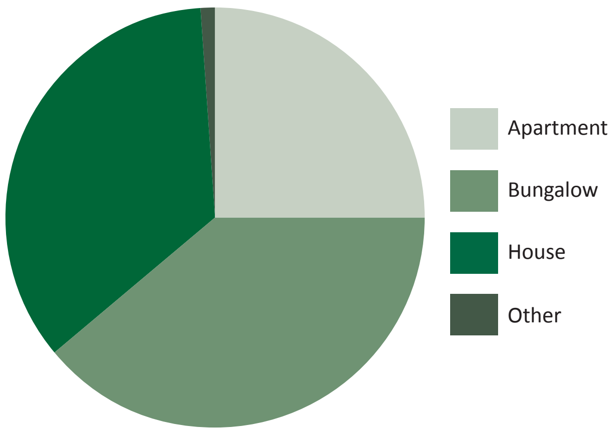
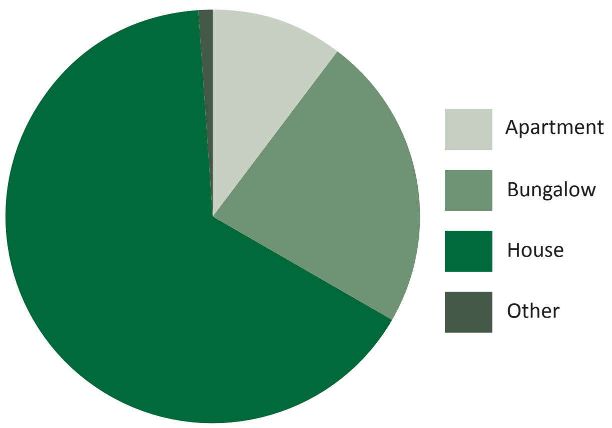


Figure 2.2.2: Type of Open Market units



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

Please see page 28 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 2011 and 2016. In 2016, bungalows and houses accounted for the largest proportion of domestic property units (Local and Open Market combined), comprising 37.9% and 36.9% of the total respectively. 24.2% 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 9.2% of the island's domestic property units.

At the end of December 2016, the highest proportion (31.9%) 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 32.1% and 29.1% respectively.

16.9% of Local Market units had one bedroom, compared with 3.6% of Open Market units at the end of December 2016. At the other end of the scale, 19.1% of Open Market units had four or more bedrooms, compared with 4.3% 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.

Table 2.3.2 shows the number of Local Market domestic property units split by the number of bedrooms for the six years ending in 2016. The distribution of units by number of bedrooms in the Local Market has changed very little since 2012.

The proportion of units by number of bedrooms has remained fairly stable in the Open Market since 2012. (See **Table 2.3.3**.)

Table 2.3.1: Number of bedrooms per unit by Market

No. bedrooms	2016					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
1	4,274	57	4,331	16.9%	3.6%	16.1%
2	6,723	173	6,896	26.6%	10.9%	25.6%
3	8,119	464	8,583	32.1%	29.1%	31.9%
4	2,825	420	3,245	11.2%	26.3%	12.1%
Over 4	1,080	304	1,384	4.3%	19.1%	5.1%
Unknown	2,289	176	2,465	9.0%	11.0%	9.2%
Total	25,310	1,594	26,904	100%	100%	100%

Figure 2.3.1: Number of bedrooms per unit by Market

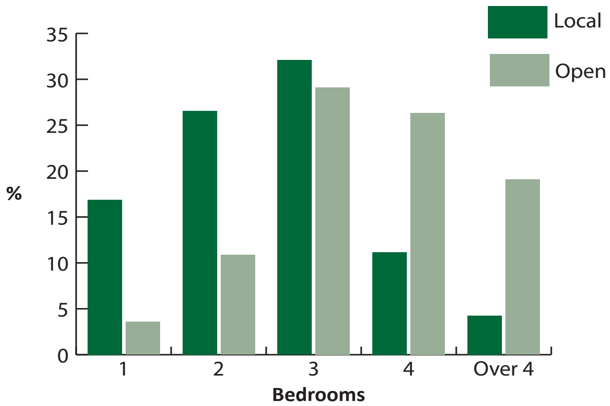


Table 2.3.2: Number of bedrooms per Local Market unit

No. bedrooms	Year					
	2011	2012	2013	2014	2015	2016
1	4,204	4,189	4,179	4,205	4,302	4,274
2	6,571	6,613	6,645	6,683	6,701	6,723
3	8,024	8,061	8,099	8,102	8,147	8,119
4	2,611	2,656	2,698	2,711	2,776	2,825
Over 4	851	901	939	956	1,021	1,080
Unknown	2,191	2,157	2,224	2,451	2,311	2,289
Total	24,452	24,577	24,784	25,108	25,258	25,310

Table 2.3.3: Number of bedrooms per Open Market unit

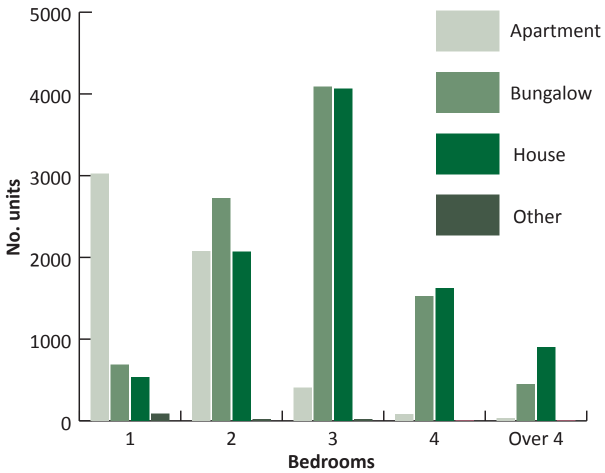
No. bedrooms	Year					
	2011	2012	2013	2014	2015	2016
1	64	61	60	59	60	57
2	188	187	182	181	174	173
3	506	504	495	491	475	464
4	371	377	384	384	415	420
Over 4	265	261	270	269	292	304
Unknown	206	205	197	200	187	176
Total	1,600	1,595	1,588	1,584	1,603	1,594

2.4 Domestic property units - type and bedrooms

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

Type	No. bedrooms	2016			
		Local	Open	Total	% of total units
Apartment	1	2,998	25	3,023	11.2%
	2	2,025	52	2,077	7.7%
	3	374	33	407	1.5%
	4	72	13	85	0.3%
	Over 4	31	1	32	0.1%
	Unknown	835	42	877	3.3%
	Total	6,335	166	6,501	24.2%
Bungalow	1	681	6	687	2.6%
	2	2,672	54	2,726	10.1%
	3	3,941	151	4,092	15.2%
	4	1,439	89	1,528	5.7%
	Over 4	405	43	448	1.7%
	Unknown	699	23	722	2.7%
	Total	9,837	366	10,203	37.9%
House	1	508	25	533	2.0%
	2	2,006	65	2,071	7.7%
	3	3,784	279	4,063	15.1%
	4	1,308	318	1,626	6.0%
	Over 4	642	259	901	3.3%
	Unknown	645	100	745	2.8%
	Total	8,893	1,046	9,939	36.9%
Other	1	87	1	88	0.3%
	2	20	2	22	0.1%
	3	20	1	21	0.1%
	4	6	-	6	0.0%
	Over 4	2	1	3	0.0%
	Unknown	110	11	121	0.4%
	Total	245	16	261	1.0%

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 2016, three bedroom bungalows and three bedroom houses made up the largest proportions (forming 15.2% and 15.1% 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 11.2% and 10.1% of the total respectively).

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

Please see **page 28** 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 2016, 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.

19.3% 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 19.1% and 1.1% for the Open and Local Market respectively in 2015 and 19.2% and 1.1% respectively in 2014. 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 on **pages 9, 14, 17 and 21**.

Table 2.5.1: Domestic TRP distribution by Market

Domestic TRP units	2016		
	% of Local Market units	% of Open Market units	% of total units
50 or less	1.4%	0.6%	1.4%
51 to 100	19.9%	0.9%	18.6%
101 to 150	30.9%	2.3%	28.8%
151 to 200	23.0%	10.1%	22.1%
201 to 250	11.8%	14.2%	11.9%
251 to 300	5.7%	17.0%	6.5%
301 to 350	3.1%	12.5%	3.7%
351 to 400	1.6%	8.8%	2.1%
401 to 450	1.0%	7.9%	1.5%
451 to 500	0.6%	6.5%	1.0%
501 to 550	0.4%	3.6%	0.6%
551 to 600	0.2%	2.8%	0.4%
601 to 650	0.1%	2.7%	0.3%
651 to 700	0.1%	2.3%	0.3%
701 to 750	0.1%	2.0%	0.2%
751 to 800	0.0%	1.7%	0.2%
801 to 850	0.0%	0.9%	0.1%
851 to 900	0.0%	0.7%	0.1%
901 to 950	0.0%	0.7%	0.1%
951 to 1000	0.0%	0.3%	0.0%
Over 1000	0.0%	1.7%	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

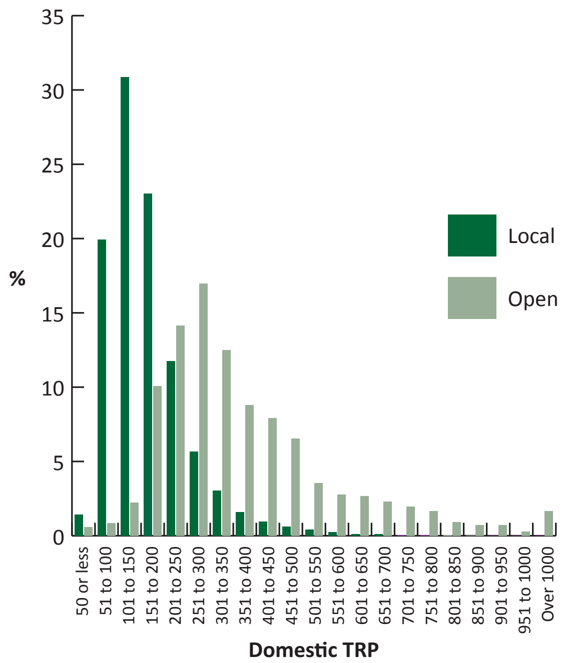


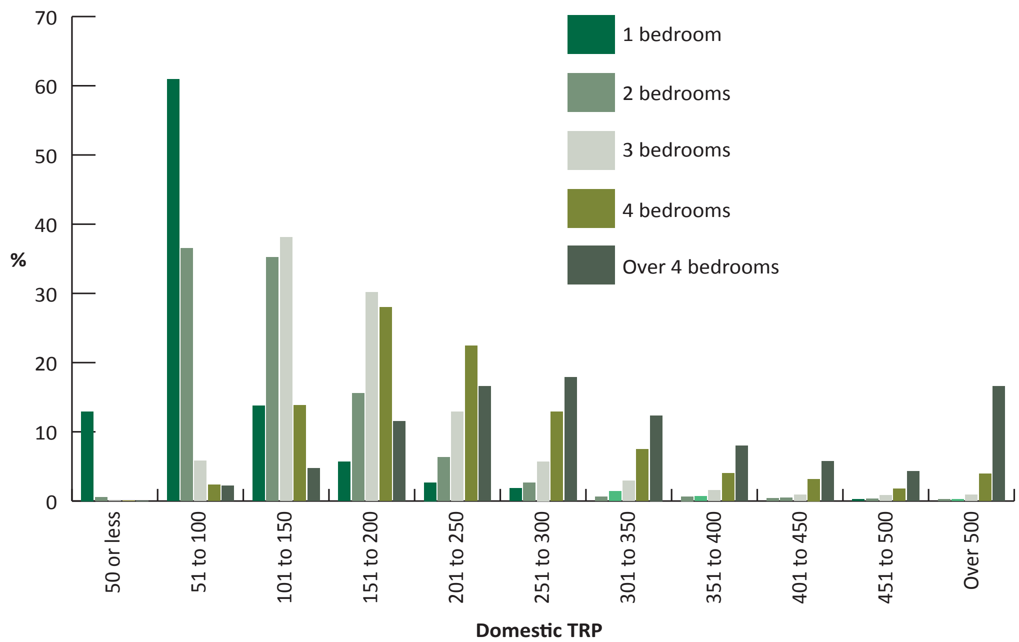
Table 2.6.1: Domestic TRP distribution by number of bedrooms

Year	Overall median TRP for all domestic property units
2011	154
2012	153
2013	154
2014	154
2015	154
2016	154

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

Type	No. bedrooms	2016
		Median TRP
Apartment	1	65
	2	86
	3	123
	4	143
	Over 4	87
Bungalow	1	103
	2	136
	3	163
	4	200
	Over 4	250
House	1	114
	2	116
	3	155
	4	231
	Over 4	327
Overall median for all domestic property units		154

Figure 2.6.1: Domestic TRP distribution by number of bedrooms



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 2016. 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 (60.9%) 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 properties with over four bedrooms is within the 251-300 TRP units band (17.9%).

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 affordable category includes social rented and partially owned units. The supported category covers sheltered and extra care accommodation and includes social rented, partially owned, private rented and owner occupied units. Please see page 29 for more information.

At the end of 2016, 16,067 (59.7%) of the domestic property units in Guernsey were owner occupied (0.3 percentage points lower than at the end of 2015). There were 7,552 (28.1%) rented domestic units (0.5 percentage points higher than at the end of 2015). Affordable units accounted for 8.4% of all domestic property units, the same as at the end of 2015. Supported units accounted for 1.0% of the total, an increase of 0.1 percentage points. The remaining 738 units (2.8%) had other tenure types including staff accommodation and self-catering units as well as properties that are known to be vacant. More information on vacant units is provided on page 27.

The proportions by tenure differ between the Local and Open Market. The proportion of Local Market owner occupied domestic property units has decreased by 0.3 percentage points between 2015 and 2016. 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 0.3 percentage points in the proportion of other tenure types. The proportion of Open Market owner occupied domestic property units has been decreasing since 2011, falling by 0.02 percentage points between 2015 and 2016. There was an increase of 0.3 percentage points in the proportion of rented Open Market domestic property units.

Table 2.7.1: Tenure of units by Market

Tenure	2016					
	No. units			% of total units		
	Local	Open	Total	Local	Open	Total
Owner occupied	15,070	997	16,067	59.5	62.5	59.7
Rented	6,982	570	7,552	27.6	35.8	28.1
Affordable	2,247	0	2,247	8.9	0.0	8.4
Supported	273	0	273	1.1	0.0	1.0
Other	738	27	765	2.9	1.7	2.8
Total	25,310	1,594	26,904	100.0	100.0	100.0

Figure 2.7.1: Tenure of Local Market units

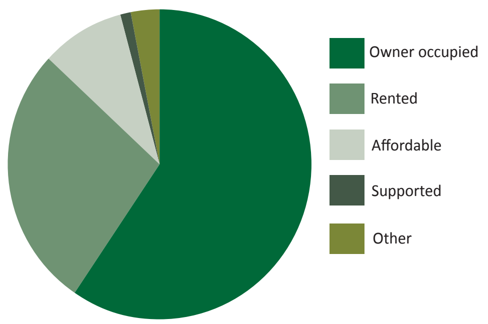


Figure 2.7.2: Tenure of Open Market units

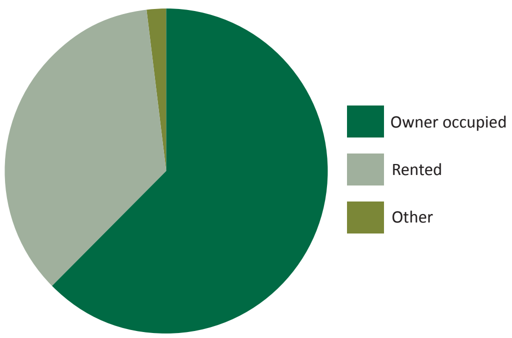


Table 2.7.2: Tenure of Local Market units

	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
2016	15,070	6,982	2,247	273	738

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
2016	997	570	-	-	27

2.8 Domestic property units - location

Table 2.8.1: Number and density of units by location

Parish			2016
	No. units	% of total units	No. units per km²
Castel	3,523	13.1	346
Forest	641	2.4	157
St Andrew	931	3.5	206
St Martin	2,740	10.2	374
St Peter Port	8,813	32.8	1,374
St Pierre du Bois	898	3.3	141
St Sampson	3,871	14.4	619
St Saviour	1,140	4.2	178
Torteval	404	1.5	130
Vale	3,943	14.7	442
Local Centres	1,398	5.2	1,362
Main Centre	10,775	40.0	1,820
Outside of the Centres	14,731	54.8	267
Total and overall density	26,904	100.0%	423

Figure 2.8.1: Density of units by parish

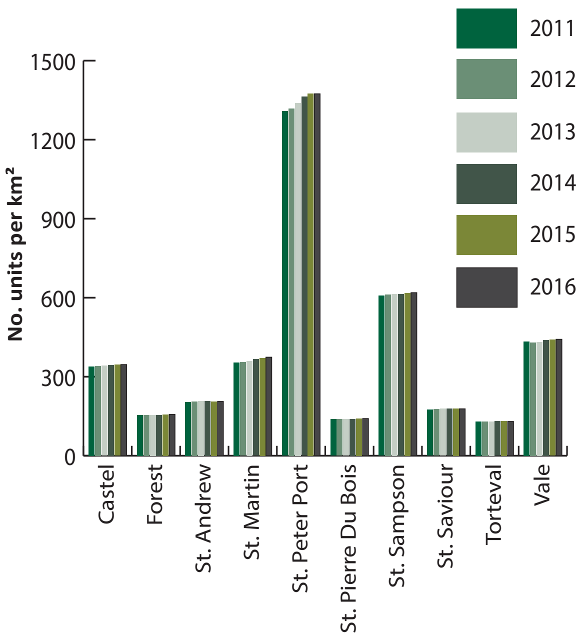


Table 2.8.2: Number of units by parish

Parish	2011	2012	2013	2014	2015	2016
Castel	3,458	3,476	3,481	3,507	3,521	3,523
Forest	630	631	630	633	641	641
St Andrew	918	928	935	935	931	931
St Martin	2,596	2,598	2,627	2,680	2,715	2,740
St Peter Port	8,388	8,459	8,589	8,742	8,816	8,813
St Pierre du Bois	884	884	884	894	898	898
St Sampson	3,797	3,830	3,837	3,842	3,860	3,871
St Saviour	1,114	1,127	1,139	1,140	1,143	1,140
Torteval	404	403	404	405	406	404
Vale	3,863	3,836	3,846	3,914	3,930	3,943
Total	26,052	26,172	26,372	26,692	26,861	26,904

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

At the end of December 2016, 32.8% of all property units (8,813 of the total 26,904) 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 14.7% of the island's property units respectively. Castel, which is the island's largest parish by area, contained 3,523 (13.1%) of the units. Torteval, which is the smallest parish by area, contained the smallest number of property units, at 404 (1.5%).

The parish of St Peter Port had the highest density of units, with 1,374 units per square kilometre, the same as 2015. This is more than double the density of any other parish. The parish with the lowest density of property units was Torteval, which had 130 units per square kilometre. St Martin showed the largest increase (25) in the number of units since 2015 (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 (425 units since 2011).

Table 2.8.3 on **page 12** 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 9.7% and 9.6% in each respectively) and lowest in St Sampson where only 1.4% of the units were Open Market.

Figures 2.8.2 and **2.8.3** show the distribution of Local and Open Market units spatially. Just over half (52.9%) 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

In 2016, the States approved the Island Development Plan (IDP), which divides the island into three main administrative areas, Main Centres, Local Centres and Outside of the Centres. These areas operate different policies for the control of development. The introduction of these Centres replaces the Urban & Rural area plans previously reported in this Bulletin.

In line with the 2016 IDP, the Main Centre (marked with a blue outline on the maps throughout this bulletin) covers 10% of the island's land mass. The Main Centre is comprised of an Inner and Outer area as can be seen in **Figures 2.8.2** and **2.8.3.** Throughout this Report, 'Main Centre' refers to the inner and outer areas of the Main Centre combined. Further information can be found at **www.gov.gg/planningpolicy.**

Local Centres (in orange) are comprised of 7 small exisiting settlements beyond the Main Centre, incorporating a range of facilities and services which support the local population and act as community focal points. The remainder of the island is referred to as 'Outside of the Centres'.

Polices outlined in the IDP allow for housing development in the Main and Local Centres. In order to conserve and enhance the area, new development is only possible Outside of the Centres by converting a redundant building or by subdividing an existing dwelling. The IDP allocates 15 sites specifically for housing which are all located in the Main Centre.

The density of residential property units per square kilometre is nearly seven times greater in the Main Centre than Outside of the Centres. At the end of December 2016, 40.0% of all units were located within the Main Centre, 5.2% in the Local Centres and 54.8% Outside of the Centres.

More information on the location of units that were created or removed in 2016 is provided on **page 22**.

Table 2.8.3: Location of units by Market

Location	2016					
	No. units			% of parish total units		
	Local	Open	Total	Local	Open	Total
Castel	3,394	129	3,523	96.3	3.7	100.0
Forest	611	30	641	95.3	4.7	100.0
St Andrew	878	53	931	94.3	5.7	100.0
St Martin	2,475	265	2,740	90.3	9.7	100.0
St Peter Port	7,969	844	8,813	90.4	9.6	100.0
St Pierre du Bois	842	56	898	93.8	6.2	100.0
St Sampson	3,815	56	3,871	98.6	1.4	100.0
St Saviour	1,076	64	1,140	94.4	5.6	100.0
Torteval	384	20	404	95.0	5.0	100.0
Vale	3,866	77	3,943	98.0	2.0	100.0
Local Centres	1,363	35	1,398	97.5	2.5	100.0
Main Centre	10,124	651	10,775	94.0	6.0	100.0
Outside of the Centres	13,823	908	14,731	93.8	6.2	100.0
Total	25,310	1,594	26,904	94.1	5.9	100.0

Figure 2.8.2: Map of Local Market units

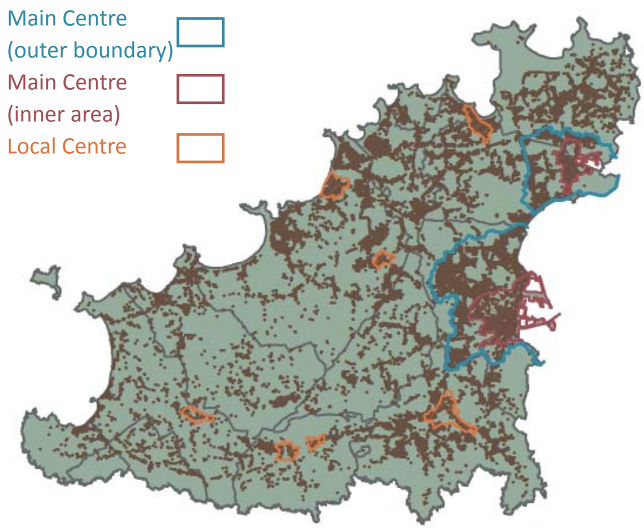
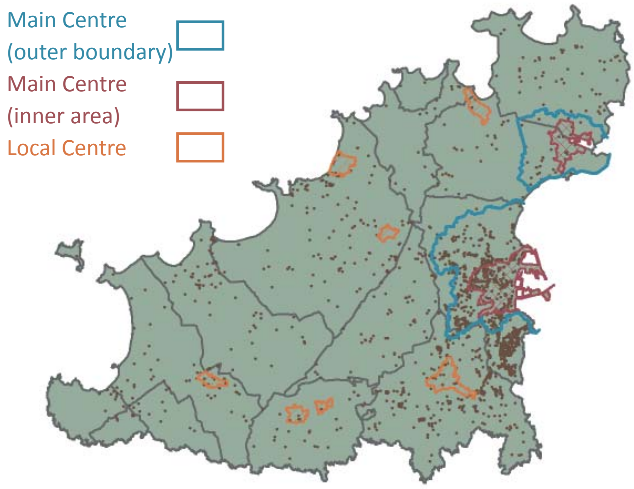


Figure 2.8.3: Map of Open Market units



2.9 Domestic property units - location and bedrooms

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

Location	2016					
	% of parish total units by no. bedrooms					
	1	2	3	4	Over 4	Unknown
Castel	11.1	20.1	43.3	12.7	4.7	8.0
Forest	6.6	21.7	34.9	12.9	5.8	18.1
St Andrew	5.6	21.1	37.3	16.6	10.4	9.0
St Martin	12.3	23.3	32.6	13.7	6.8	11.3
St Peter Port	25.1	29.4	22.3	9.4	4.3	9.5
St Pierre du Bois	9.0	20.6	29.8	16.5	9.2	14.8
St Sampson	17.7	28.8	33.8	9.7	3.2	6.8
St Saviour	6.8	22.0	35.0	17.4	6.3	12.5
Torteval	7.2	22.8	28.5	19.3	10.1	12.1
Vale	10.8	25.0	38.9	14.0	5.0	6.3
Local Centres	16.8	28.0	30.6	8.9	2.9	12.8
Main Centre	25.4	30.3	23.5	8.3	3.6	8.9
Outside of the Centres	9.2	22.0	38.2	15.1	6.5	9.0
Total	16.1	25.6	31.9	12.1	5.1	9.2

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

Figure 2.9.1: Number of bedrooms distribution by location of unit

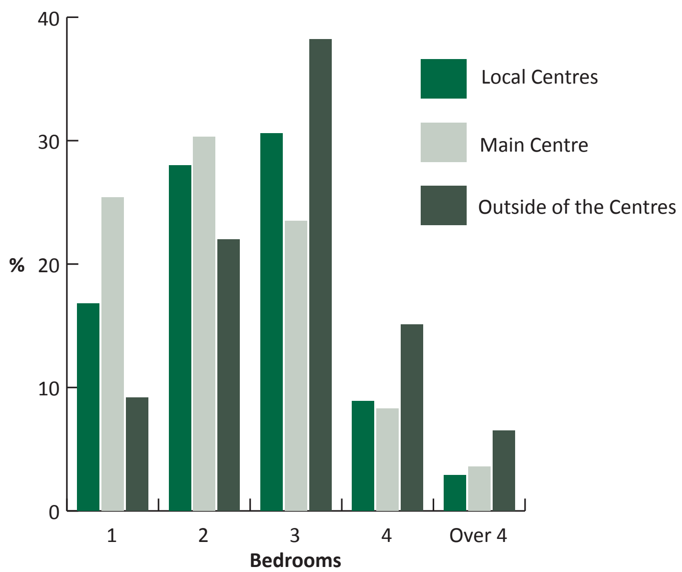


Table 2.9.1 shows the distribution of domestic property units across the island by their number of bedrooms.

The Local and Main Centres tend to have more one and two bedroom property units (44.8% and 55.7% respectively) than Outside of the Centres (31.2%). In fact, the Main Centre has more than double the concentration of one bedroom property units than Outside of the Centres (25.4% compared with 9.2%)*.

Property units Outside of the Centres are more likely to contain three or four bedrooms than those in the Local and Main Centres (at 53.3%, 39.5% and 31.8% respectively).

57.5% of domestic property units across the island have two or three bedrooms, whilst only 5.1% have more than four bedrooms.

Three bedroom units make up the greatest proportion (31.9%) 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 (25.1% and 29.4% versus 22.3% respectively).

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

The median number of domestic TRP units in 2016 was 154, remaining consistent since 2013. (See **page 9**.)

As described on **page 13**, property units Outside of the Centres tend to have a higher number of bedrooms than those in the Local and Main Centres, so could be expected to have a higher TRP. **Table 2.10.1** shows that in a like-for-like comparison, properties Outside of the Centres tend to be larger. For example, the median three bedroom house Outside of the Centres was larger by 19 TRP units than its comparator in the Local Centre and by 24 TRP units than its comparator in the Main Centre at the end of December 2016.

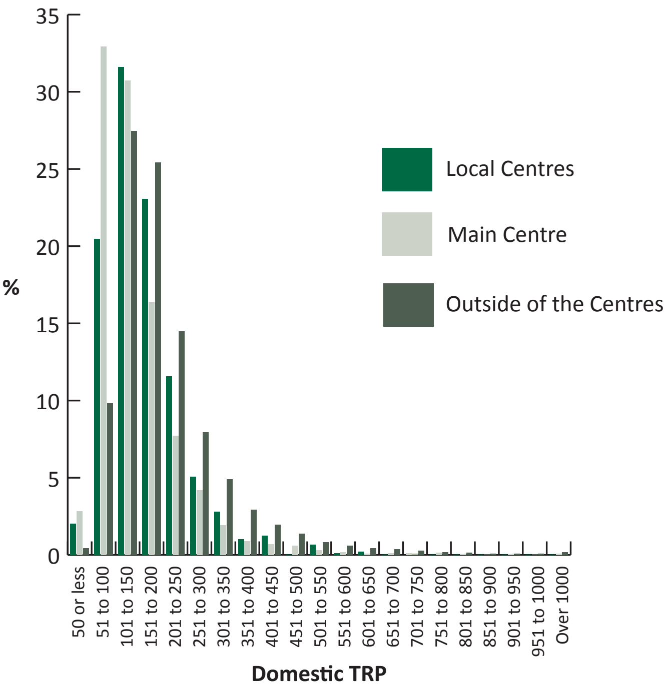
Overall, the median domestic TRP units Outside of the Centres was 49 units higher than in the Main Centre and 29 units higher than in the Local Centres at the end of December 2016.

The TRP distributions in **Figure 2.10.1** illustrate that the majority of Main Centre units fall into the 51 to 150 TRP units bands (63.7%), the majority of the Local Centre and the Outside of the Centres units fall into the 101 to 200 bands (54.7% and 52.9% respectively).

Table 2.10.1: Domestic TRP of Local, Main and Outside of the Centre units by type and number of bedrooms

Type	No. bedrooms			2016
		Median TRP of Local Centre units	Median TRP of Main Centre units	Median TRP of units Outside of the Centres
Apartment	1	87	64	70
	2	78	85	96
	3	110	125	118
	4	239	141	111
	Over 4		86	87
Bungalow	1	73	85	116
	2	118	118	141
	3	164	142	166
	4	187	162	204
	Over 4	198	197	259
House	1	137	103	136
	2	106	108	143
	3	149	144	168
	4	226	204	266
	Over 4	312	271	371
All	1	81	69	95
	2	110	99	138
	3	159	142	166
	4	205	195	222
	Over 4	306	263	307
Overall median for all units		144	123	173

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	2016				
		Owner occupied	Rented	Affordable	Supported	Other
Apartment	1	15.8%	62.2%	13.9%	6.3%	1.8%
	2	26.1%	59.1%	9.5%	1.8%	3.6%
	3	25.9%	56.7%	12.0%	0.3%	5.1%
	4	18.1%	77.8%	1.4%	0.0%	2.8%
	Over 4	22.6%	71.0%	0.0%	0.0%	6.5%
	Unknown	9.8%	76.3%	0.2%	3.8%	9.8%
	Total	19.0%	62.9%	10.4%	4.1%	3.6%
Bungalow	1	50.5%	24.4%	22.0%	0.0%	3.1%
	2	79.5%	16.7%	2.2%	0.0%	1.5%
	3	87.1%	11.7%	0.7%	0.1%	0.5%
	4	88.5%	11.0%	0.0%	0.0%	0.5%
	Over 4	87.4%	11.9%	0.0%	0.0%	0.7%
	Unknown	61.1%	30.2%	0.0%	0.3%	8.4%
	Total	80.9%	15.2%	2.4%	0.0%	1.5%
House	1	44.9%	19.3%	28.3%	0.0%	7.5%
	2	62.2%	19.5%	16.6%	0.0%	1.7%
	3	66.0%	11.7%	21.7%	0.0%	0.6%
	4	81.4%	13.9%	4.1%	0.0%	0.5%
	Over 4	81.5%	16.7%	0.0%	0.0%	1.9%
	Unknown	52.1%	37.8%	0.2%	0.3%	9.6%
	Total	66.3%	16.5%	15.2%	0.0%	2.0%
Other	1	2.3%	9.2%	0.0%	2.3%	86.2%
	2	20.0%	45.0%	5.0%	5.0%	25.0%
	3	30.0%	30.0%	5.0%	0.0%	35.0%
	4	50.0%	16.7%	0.0%	0.0%	33.3%
	Over 4	0.0%	50.0%	0.0%	0.0%	50.0%
	Unknown	1.8%	16.3%	0.0%	1.8%	82.7%
	Total	6.9%	18.3%	0.8%	2.0%	73.9%
Total	1	24.5%	50.0%	16.6%	4.5%	4.4%
	2	58.1%	30.4%	8.7%	0.6%	2.3%
	3	74.3%	13.8%	11.0%	0.0%	0.8%
	4	83.4%	14.1%	1.9%	0.0%	0.6%
	Over 4	81.9%	16.5%	0.0%	0.0%	1.7%
	Unknown	37.0%	48.4%	0.1%	1.7%	12.8%
	Total	59.5%	27.6%	8.9%	1.1%	2.9%

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

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 2016. Please refer to **page 29** for more information about tenure group classifications.

In total, 62.9% of Local Market apartments were rented, compared with 15.2% of bungalows and 16.5% of houses.

Affordable and Supported units together comprised 15.2% of houses, 2.4% of bungalows and 10.4% of apartments in the Local Market*.

The proportion of rented and supported domestic property units increased in 2016 compared with 2015, by 0.5 and 0.1 percentage points respectively. The proportion of owner occupied domestic property units decreased by 0.3 percentage points between 2015 and 2016. See **Table 2.7.2** on **page 10** for the number of Local Market units by tenure each year since 2012.

Please refer back to **Table 2.4.1** on **page 7** for the number of Local Market units by type and number of bedrooms.

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.

Bungalows formed a small portion of affordable units, whilst 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 by type of Local Market owner occupied units

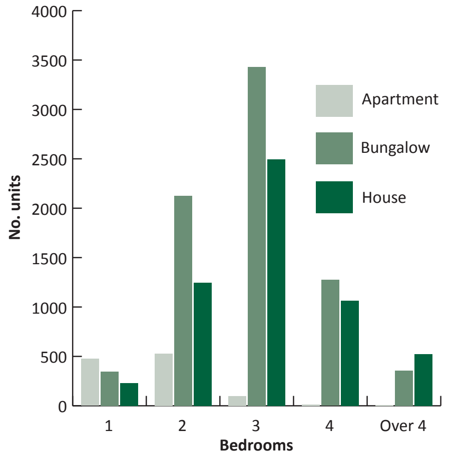


Figure 3.1.2: Number of bedrooms by type of Local Market rented units

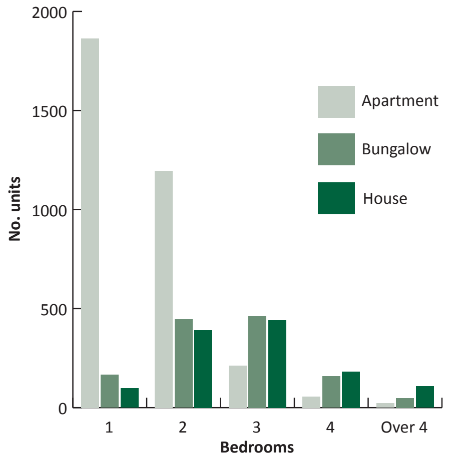


Figure 3.1.3: Number of bedrooms by type of Local Market affordable units

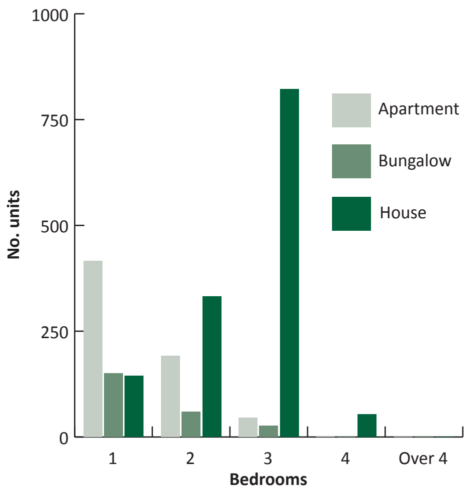
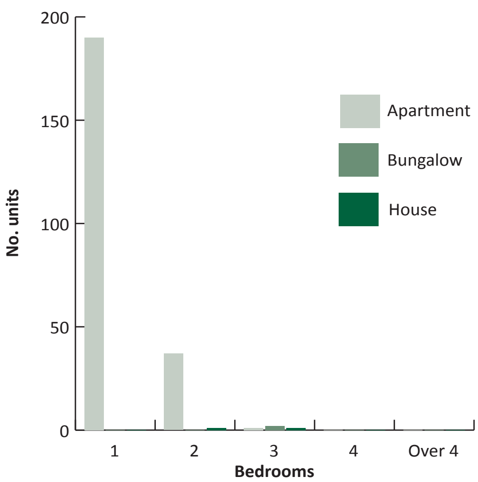


Figure 3.1.4: Number of bedrooms by type of Local Market supported units



3.2 Local Market units - tenure, TRP, type and number of bedrooms

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

Type	No. bedrooms	2016	
		Median TRP of Local Market owner occupied units	Median TRP of Local Market rented units
Apartment	1	65	65
	2	87	85
	3	119	117
	4	91	139
	Over 4	80	87
Bungalow	1	111	82
	2	137	119
	3	163	144
	4	197	172
	Over 4	246	232
House	1	114	93
	2	117	107
	3	150	146
	4	212	206
	Over 4	288	297
All	1	80	68
	2	121	98
	3	157	143
	4	203	193
	Over 4	269	276
Overall median for all units		155	113

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	Overall
2011	81	125	157	201	253	154
2012	82	124	157	201	256	154
2013	81	124	157	201	258	154
2014	81	123	158	201	260	154
2015	80	122	158	202	267	155
2016	80	121	157	203	269	155

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

	No. bedrooms					
	1	2	3	4	Over 4	Overall
2011	69	102	143	194	280	119
2012	69	100	143	193	275	117
2013	68	98	142	186	260	114
2014	69	98	142	195	263	113
2015	69	98	142	196	276	114
2016	68	98	143	193	276	113

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 2016, the overall median number of domestic TRP units for Local Market owner occupied units was 155 which was the same as at the end of 2015 and one TRP unit more than at the end of 2013 and 2014. This compares to a median TRP of 113 for rental units, which was one TRP unit lower than at the end of 2015, but the same as at the end of 2014.

Rented four bedroom apartments saw a rise in their median TRP of twenty six TRP units in 2016, whilst the median TRP of owner occupied apartments with four bedrooms saw a decrease of fourteen TRP units.

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

Tables 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 bedroom remained the same as in 2015, whilst two and three bedroom property units decreased by one TRP unit compared with 2015. The median TRP 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 two TRP units. The median TRP two bedroom rented domestic property units remained stable in 2016 compared with 2015 and there was a small increase of one TRP unit in the median TRP of three bedroom units. There was a decrease in the size of domestic properties with four bedrooms, with their median TRP decreasing by three TRP units.

3.3 Local Market units - tenure and location

Table 3.3.1 gives the location (by parish and by Local, Main and Outside Centres) 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**. For the purposes of this bulletin, 'Main Centre' refers to the outer and inner areas of the Main Centre combined.

In 2016, St Peter Port had the highest proportion (41.0%) 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 Local and Main Centres (11% and 11.9% respectively) compared with Outside of the Centres (6.5%). In the Main Centre, 45.7% of domestic property units were owner occupied, compared with 53.6% in the Local Centres and 70.3% Outside of the Centres (which was, respectively, 4.6, 2.0 and 1.4 percentage points lower than at the end of 2011).

Table 3.3.1: Tenure of Local Market units by location

Location					2016
	Owner occupied	Rented	Affordable	Supported	Other
Castel	65.3%	20.6%	11.0%	0.0%	3.1%
Forest	65.0%	21.4%	5.7%	0.0%	7.9%
St Andrew	70.8%	19.5%	6.9%	0.0%	2.7%
St Martin	61.1%	18.7%	8.5%	5.1%	6.5%
St Peter Port	43.3%	41.0%	12.1%	0.9%	2.6%
St Pierre du Bois	64.6%	26.2%	2.1%	0.0%	7.0%
St Sampson	66.5%	24.7%	7.7%	0.3%	0.8%
St Saviour	67.4%	21.1%	7.3%	0.0%	4.2%
Torteval	77.1%	20.6%	0.0%	0.0%	2.3%
Vale	71.7%	20.2%	5.4%	1.6%	1.2%
Local Centres	53.6%	23.0%	11.0%	7.9%	4.5%
Main Centre	45.7%	39.4%	11.9%	0.8%	2.3%
Outside of the Centres	70.3%	19.4%	6.5%	0.6%	3.2%
Total	59.5%	27.6%	8.9%	1.1%	2.9%

Figure 3.3.1: Map of Local Market owner occupied units

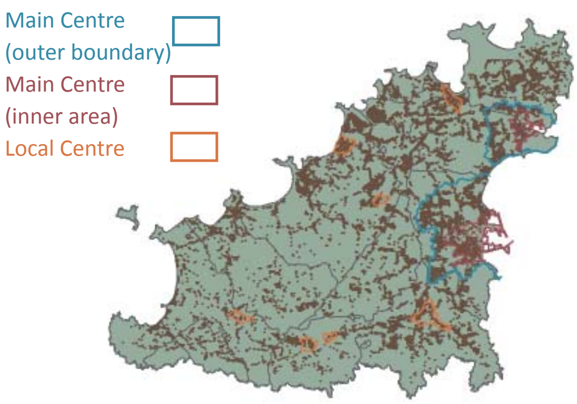


Figure 3.3.2: Map of Local Market rented units

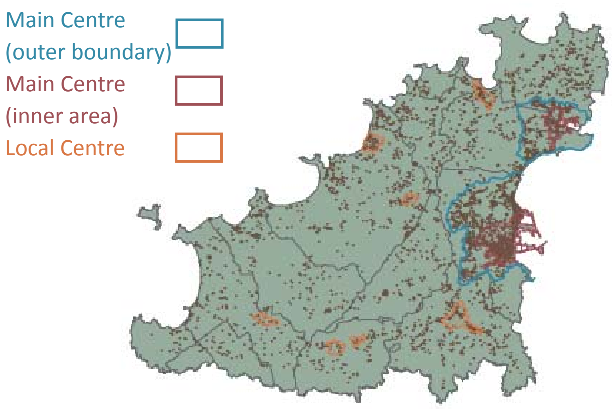


Figure 3.3.3: Map of Local Market affordable units

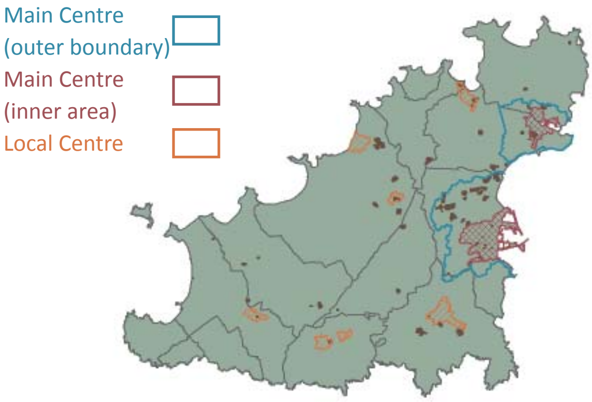
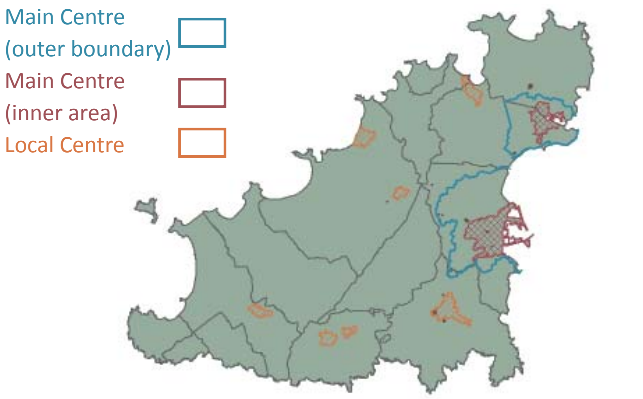


Figure 3.3.4: Map of Local Market supported units



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

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

Type	No. bedrooms	2016		
		Owner occupied	Rented	Other
Apartment	1	24.0%	76.0%	0.0%
	2	23.1%	76.9%	0.0%
	3	30.3%	66.7%	3.0%
	4	15.4%	76.9%	7.7%
	Over 4	0.0%	100.0%	0.0%
	Unknown	19.0%	76.2%	4.8%
	Total	22.9%	74.7%	2.4%
Bungalow	1	66.7%	16.7%	16.7%
	2	66.7%	29.6%	3.7%
	3	67.5%	32.5%	0.0%
	4	71.9%	28.1%	0.0%
	Over 4	72.1%	27.9%	0.0%
	Unknown	65.2%	30.4%	4.3%
	Total	68.9%	30.1%	1.1%
House	1	48.0%	52.0%	0.0%
	2	66.2%	32.3%	1.5%
	3	68.1%	31.5%	0.4%
	4	66.4%	33.3%	0.3%
	Over 4	72.2%	27.4%	0.4%
	Unknown	61.0%	36.0%	3.0%
	Total	67.3%	32.0%	0.7%
Other	1	0.0%	0.0%	100.0%
	2	0.0%	0.0%	100.0%
	3	100.0%	0.0%	0.0%
	4	0.0%	0.0%	0.0%
	Over 4	100.0%	0.0%	0.0%
	Unknown	9.1%	9.1%	81.8%
	Total	18.8%	6.3%	75.0%
Total	1	38.6%	57.9%	3.5%
	2	52.6%	44.5%	2.9%
	3	65.3%	34.3%	0.4%
	4	66.0%	33.6%	0.5%
	Over 4	72.0%	27.6%	0.3%
	Unknown	48.3%	43.2%	8.5%
	Total	62.5%	35.8%	1.7%

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 2016. Please refer to **page 29** 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 remained the same since 2015, whilst the proportion of rented Open Market domestic property units increased by 0.3 percentage points. The proportion of other domestic property units decreased by 0.3 percentage points, compared to the previous year.

Of Open Market apartments, bungalows and houses, apartments saw the biggest change in the proportion of rented domestic property units, with an increase of 2.0 percentage points compared to 2015. The proportion of owner occupied bungalows saw the largest increase of 0.7 percentage points.

The proportion of rented Open Market houses increased by 0.3 percentage points, whilst there was a small decrease (0.2 percentage points) in the proportion of owner occupied houses. The proportion of Open Market houses of other tenure types has remained stable since 2015.

Please refer back to **Tables 2.2.1** and **2.3.1** on **pages 5** and **6** 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 2016 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 2016, as in 2015, 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 by type of Open Market owner occupied units

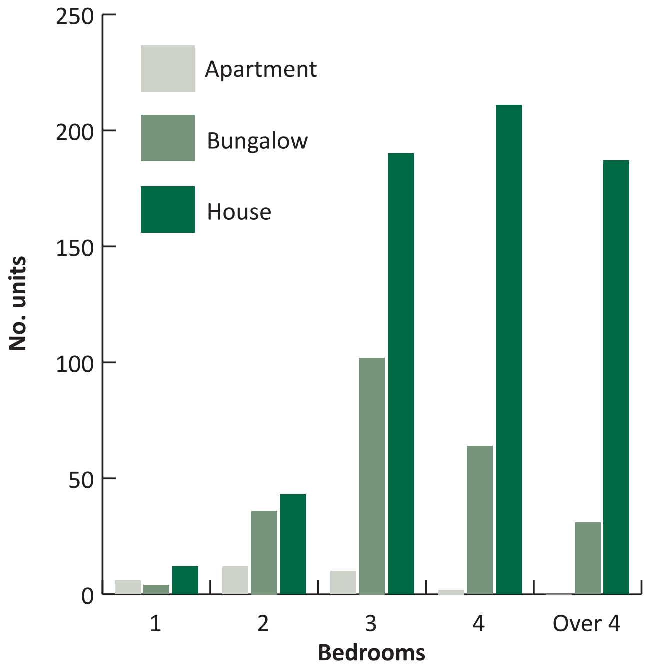
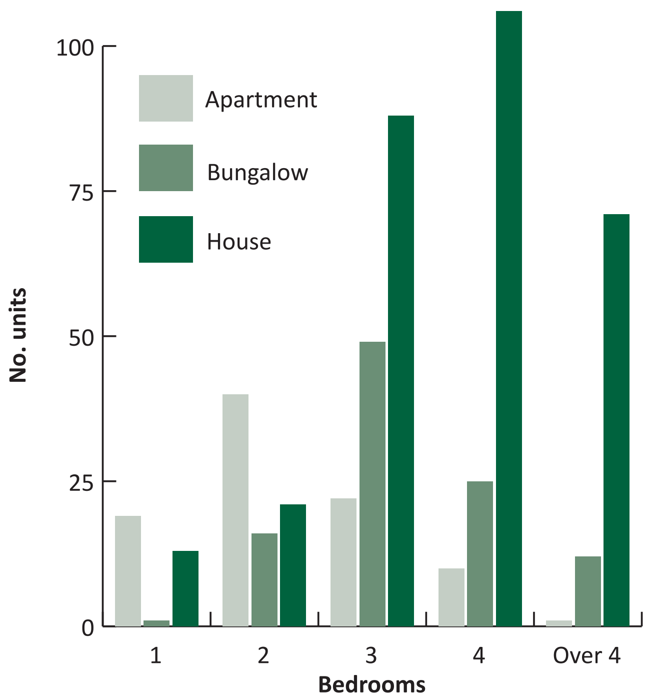


Figure 4.1.2: Number of bedrooms by type of Open Market rented units



4.2 Open Market units - tenure, TRP, type and number of bedrooms

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

Type	No. bedrooms	2016	
		Median TRP of Open Market owner occupied units	Median TRP of Open Market rented units
Apartment	1	74	43
	2	114	156
	3	174	200
	4	-	165
	Over 4	-	-
Bungalow	1	327	-
	2	267	234
	3	283	253
	4	332	291
	Over 4	385	384
House	1	375	278
	2	301	238
	3	320	254
	4	344	314
	Over 4	475	450
All	1	300	106
	2	261	212
	3	300	253
	4	342	299
	Over 4	457	422
Overall median for all units		340	279

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	Overall
2011	336	267	291	340	452	331
2012	317	269	292	340	456	331
2013	327	267	292	346	457	334
2014	317	264	297	350	459	334
2015	327	264	304	342	442	339
2016	300	261	300	342	457	340

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

	No. bedrooms					
	1	2	3	4	Over 4	Overall
2011	218	232	259	314	416	285
2012	196	206	260	294	397	275
2013	208	218	261	307	419	280
2014	220	220	257	292	423	280
2015	208	214	245	289	435	275
2016	106	212	253	299	422	279

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 2016, the overall median number of domestic TRP units of Open Market owner occupied property units was 340, which was one TRP unit higher than at the end of December 2015. The median number of TRP units for rented Open Market domestic property units was 279, which was four TRP units higher 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 2015, with the exception of owner occupied four bedroom and more than four bedroom domestic property units and rented units with three and four bedrooms.

The median TRP of owner occupied properties with four or more bedrooms increased or remained stable between December 2015 and 2016 (see **Table 4.2.2**). The median TRP of rented properties with three and four bedrooms increased by eight and ten TRP units respectively between 2015 and 2016 (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.** For the purposes of this bulletin, 'Main Centre' refers to the outer and inner areas of the Main Centre combined.

Torteval had the highest proportion of owner occupied domestic property units (80.0%), whilst St Peter Port had the lowest proportion (54.4%).

St Peter Port had the highest proportion of Open Market rented units (43.8%) at the end of December 2016. This was 0.6 percentage points higher than at the end of December 2015.

As seen in the Local Market, there was a higher proportion of owner occupation in the Local Centres and Outside of the Centres (65.7% and 69.8% respectively) compared with the Main Centre (52.2%). The proportion of owner occupied domestic property units fell across all Centres at the end of December 2016 compared with the end of December 2011, decreasing by 5.3, 4.2 and 4.6 percentage points in Local, Main and Outside Centres respectively. There was an increase in the proportion of rented domestic property units since 2011, with Local, Main and Outside Centres showing a rise of 8.9, 2.7 and 3.4 percentage points respectively.

Forest saw the greatest movement from rented to owner occupied Open Market domestic property units between December 2015 and December 2016, with an decrease in owner occupation of 5.6 percentage points and an increase of 5.9 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 0.8 percentage points lower in 2016 than in 2015.

Table 4.3.1: Tenure of Open Market units by location

Location	2016		
	% of units		
	Owner occupied	Rented	Other
Castel	70.5%	28.7%	0.8%
Forest	63.3%	30.0%	6.7%
St Andrew	75.5%	24.5%	0.0%
St Martin	70.2%	27.9%	1.9%
St Peter Port	54.4%	43.8%	1.8%
St Pierre du Bois	75.0%	23.2%	1.8%
St Sampson	69.6%	28.6%	1.8%
St Saviour	76.6%	21.9%	1.6%
Torteval	80.0%	20.0%	0.0%
Vale	72.7%	26.0%	1.3%
Local Centres	65.7%	31.4%	2.9%
Main Centre	52.2%	45.5%	2.3%
Outside of the Centres	69.8%	29.0%	1.2%
Total	62.5%	35.8%	1.7%

Figure 4.3.1: Map of Open Market owner occupied units

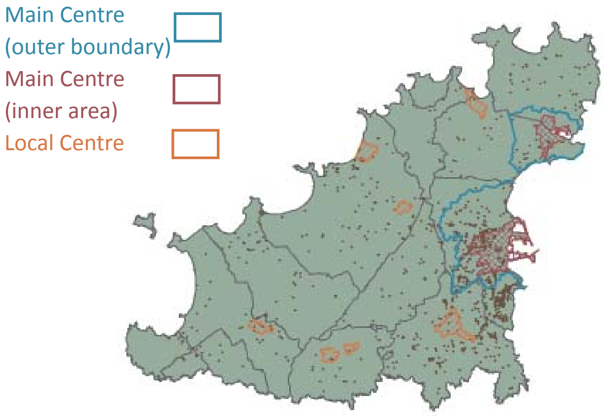
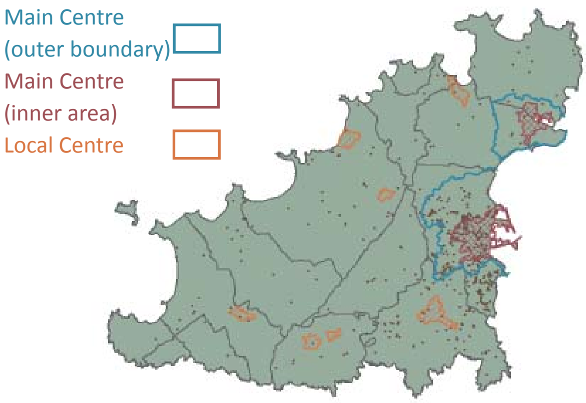


Figure 4.3.2: Map of Open Market rented units



5.1 Changes to the number of units

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

Type of change	2016		
	Plus	Minus	Net change
New build	89	0	89
Demolition	0	77	-77
Subdivision	24	0	24
Amalgamation	0	7	-7
Conversion	19	5	14
Total	132	89	43
Administrative amendments	12	12	0
Total including administrative amendments	144	101	43

Figure 5.1.1: Map of units created in 2016*

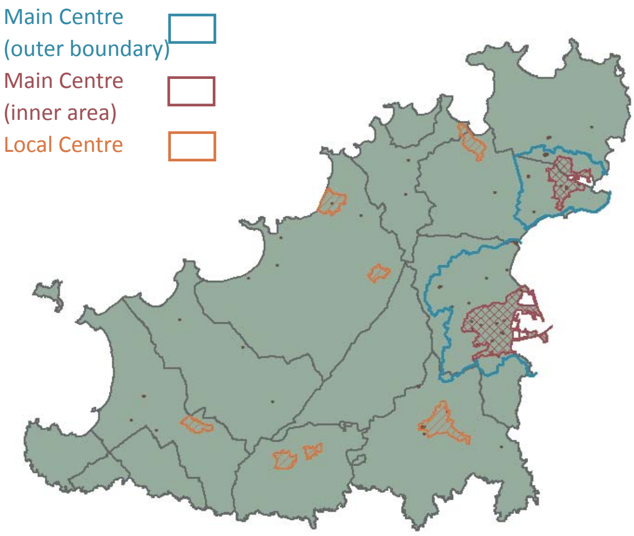
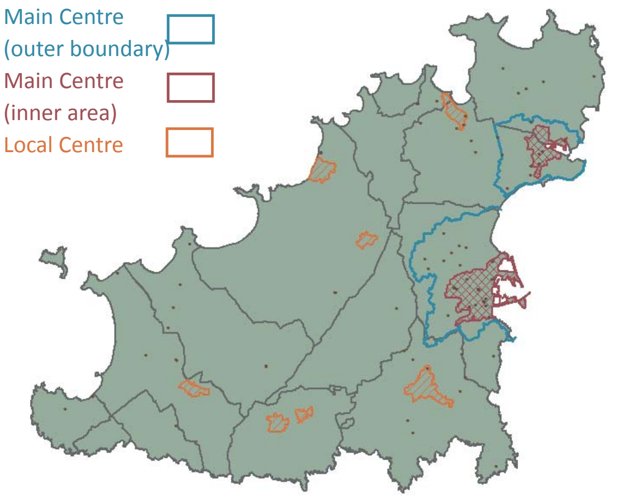


Figure 5.1.2: Map of units removed in 2016*



* Maps include administrative amendments

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. **Figure 5.1.1** shows the location of the units created during 2016.

Units removed are classified as being demolitions (when they have been wholly or partially razed 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 2016.

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 2016, using the definitions on page 23, 132 new units were created and 89 were removed; a net change of 43.

There were 24 administrative amendments at the end of 2016. 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. The net change of administration amendments was 0, making no difference to the net change total (see Table 5.1.1).

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 (23) was St Martin. The second and third largest net changes in the number of units were in Vale and St Sampson, with an overall increase of 12 units and 11 units respectively.

Overall, there was a net change of 28 units in Local Centres, which was 27 more than the net change at the end of 2011 (see page 25). There was a net change of 24 units in the Main Centre during 2016, and -9 Outside of the Centres, which was 152 and 63 units less than during 2011, respectively.

Of the 43 net additional units in 2016, 2 were affordable housing units and 33 were supported housing units. The remaining 8 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	2016			
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Castel	-3	2	0	-1
Forest	0	0	0	0
St Andrew	0	0	0	0
St Martin	21	1	1	23
St Peter Port	-11	4	10	3
St Pierre du Bois	-3	3	0	0
St Sampson	6	5	0	11
St Saviour	-4	0	1	-3
Torteval	-3	0	1	-2
Vale	9	2	1	12
Total	12	17	14	43

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

Location	2016			
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Local Centres	26	1	1	28
Main Centre	5	9	10	24
Outside of the Centres	-19	7	3	-9
Total	12	17	14	43

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

Location	2016			
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Affordable	2	0	0	2
Supported	33	0	0	33
All other	-23	17	14	8
Total	12	17	14	43

* Net change excludes administrative amendments

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

Change				Year
	2012	2013	2014	2015	2016
Plus	152	241	367	185	132
Minus	68	70	71	41	89
Net Change	84	171	296	144	43
Administrative amendments	36	29	24	25	0
Change in total no. of units	120	200	320	169	43

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

Parish					Year
	2012	2013	2014	2015	2016
Castel	16	2	23	13	-1
Forest	1	0	2	6	0
St Andrew	0	5	-1	-4	0
St Martin	0	27	50	34	23
St Peter Port	61	116	141	64	3
St Pierre du Bois	0	0	8	0	0
St Sampson	23	7	3	15	11
St Saviour	7	6	2	3	-3
Torteval	0	1	2	0	-2
Vale	-24	7	66	13	12
Total	84	171	296	144	43

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

Area		Year
	2011	2016
Local Centres	1	28
Main Centre	176	24
Outside of the Centres	54	-9
Total	231	43

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

Tenure					Year
	2012	2013	2014	2015	2016
Affordable	-26	102	35	23	2
Supported	-1	0	100	31	33
All other	111	69	161	90	8
Total	84	171	296	144	43

* Net change excludes administrative amendments

Table 5.1.5 shows the change in the total number of units from 2012 to 2016. The number of administrative changes has decreased from 36 in 2012 to 0 in 2016. During 2016, there was an increase of 132 units, the lowest for at least four years. The number of removed units was the highest for at least four years, with a loss of 89 units.

Tables 5.1.6 and **5.1.7** show the change in the total number of units by parish and area (i.e.Local, Main and Outside of the Centres) respectively. In the five years ending in 2016, 52.2% 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 0.1% and 0.0% of the increase in domestic property units respectively.

Information on properties located in Local Centres, Main Centres and Outside of the Centres is available for 2011 and 2016 only. Therefore, we are currently only able to make comparisons between the two. In future years, we will be better able to track trends over time.

Affordable and supported housing units, (see **Table 5.1.8**) accounted for 4.7% and 76.7% respectively of the increase in the total number of domestic property units in 2016. These properties include supported housing units in the recent developments of Le Grand Courtil and La Nouvelle Maraitaine.

5.1 Changes to the number of units

Information on properties created and removed between 2011 and 2016 are shown on the maps in **Figures 5.1.3** and **5.1.4**.

In 2011, 70.6% of new units created were located in the Main Centre (see **Figure 5.1.3**) compared to 53.0% of new units in 2016. In 2011, 43.8% of removed units were in the Main Centre compared to 51.7% in 2016. (see **Figure 5.1.4**).

Figure 5.1.3: Map of units created between 2011 and 2016 inclusive

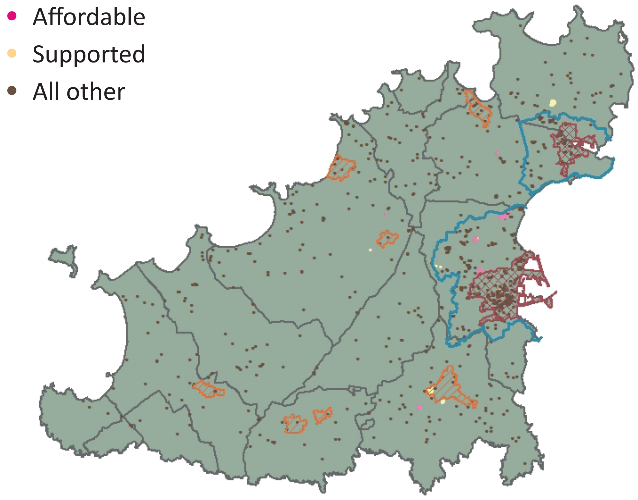
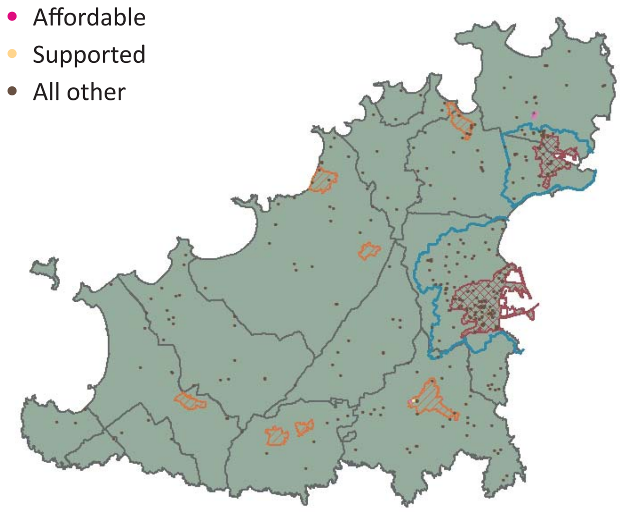


Figure 5.1.4: Map of units removed between 2011 and 2016 inclusive



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%
2016	135	6	141	0.5%

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

Type	No. bedrooms	2016			
		Local	Open	Total	% of unit
Apartment	1	20	0	20	0.7%
	2	15	0	15	0.7%
	3	4	1	4	1.0%
	4	1	1	2	2.4%
	Over 4	2	0	3	6.3%
	Unknown	13	0	13	1.5%
	Total	55	2	57	0.9%
Bungalow	1	6	1	7	1.0%
	2	10	1	11	0.4%
	3	8	0	8	0.2%
	4	4	0	4	0.3%
	Over 4	1	0	1	0.2%
	Unknown	4	0	4	0.6%
	Total	33	2	35	0.3%
House	1	1	0	1	0.2%
	2	18	0	18	0.9%
	3	16	1	17	0.4%
	4	4	0	4	0.2%
	Over 4	1	0	1	0.1%
	Unknown	6	1	7	0.9%
	Total	46	2	48	0.5%
Other	1	0	0	0	0.0%
	2	0	0	0	0.0%
	3	0	0	0	0.0%
	4	1	0	1	16.7%
	Over 4	0	0	0	0.0%
	Unknown	0	0	0	0.0%
	Total	1	0	1	0.4%
Total	1	27	1	28	0.6%
	2	43	1	44	0.6%
	3	28	2	30	0.3%
	4	10	1	11	0.3%
	Over 4	4	0	4	0.3%
	Unknown	23	1	24	1.0%
	Total	135	6	141	0.5%

The methodology for calculating the number of vacant domestic property units is currently being refined and therefore this data should be used with caution.

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 2016. Properties which showed low or zero electricity consumption for a year or more, which also had no record of anyone living at that address at the beginning of 2016, were classified as vacant. This methodology results in lower levels of vacant properties than previously reported. 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 2016, it was calculated that 141 (0.5%) of the island's domestic property units had been vacant for a year or more. This compares with 225 in the year ending December 2015. (See **Table 6.1.1**). The large drop in vacant properties since 2015 could be due to a combination of an increasing population and a fall in the number of created property units. However, as already stated, care must be taken when analysing this data.

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 57 apartments, 35 bungalows and 48 houses classified as vacant for a year or more.

The limited bedroom information available indicated that 31.2% (44 units) of the vacant units were two bedroom properties. Apartments had the highest proportion (40.4%) of vacant units across the island, compared with 34.0% for houses, 24.8% for bungalows and 0.7% 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 storeys.

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 units that are known to be vacant.

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**. You may also be interested in other States of Guernsey Data and Analysis publications, which are all available online at **www.gov.gg/data**. Please contact us for further information.

E-mail: **dataandanalysis@gov.gg**

Telephone: (01481) 717292

For more information
go to **gov.gg/data**