ENVIRONMENT
A STATES OF GUERNSEY GOVERNMENT DEPARTMENT

Housing Monitoring Report

Second Quarter of 2011 (April-June)

For Information

The Figures at a Glance

Reference to 'additional dwellings' implies the net number of new dwellings. A scheme involving the net loss of a unit of accommodation results in an automatic subtraction of that unit from the statistics. For this reason, previous reports should not be used in direct comparison with the current statistics.

To date (running totals)

Full permits (work not commenced): 315 dwellings (158 urban / 157 rural)

Permission in Principle/Outline: 85 (62 urban / 23 rural)

Under Construction: 209 (166 urban / 43 rural)

Effective Housing Supply: 609 additional dwellings (386 urban / 223 rural) are under construction or have some form of permission, representing a bare 2 years' housing supply. There is a 63 / 37% split between the effective provision of urban and rural housing, respectively. The total housing supply figure has strikingly reduced by 83 units from the last quarter. (or 12% of the previous pipeline figure)

The Parishes

The status of potential new housing development in each parish is illustrated below. The figures represent a running total and not just the permissions granted during the quarter.

Parish	Units upon which work has not yet started (a)	(b)	Units under construction (c)	**Total Units (a) + (c)** **"Pipeline figure"**
	All types incl. Permits	Permits alone		
St Peter Port	172	121	119	**291**
St Sampson	49	38	49	**98**
Vale	48	32	17	**65**
Castel	49	48	7	**56**
St Martin	50	50	9	**59**
St Saviour	16	12	1	**17**
Forest	1	1	2	**3**
Torteval	3	3	0	**3**
St Andrew	4	3	2	**6**
StPierre du Bois	8	7	3	**11**
TOTAL	**400**	**315**	**209**	**609**

Second Quarter Statistics 2011

Housing Land Availability

Full permits were issued for a total of 63 units during the second quarter of 2011 without any outline permissions and a location split of 25 [40%] in the urban area and 38 [60%] rural based.

A total number of 63 dwellings were granted permission during the quarter, almost twice the number from the previous quarter but still remaining under the quarterly average total for permissions for the past five years. The largest permission was at the Hotel les Carterets, Rue de la Saline, Cobo for creation of 12 apartments.

Form of provision during the Quarter

	Urban area	Rural area	Total
New build	5	6	11
Re-development	17	0	17
Sub-division	1	3	4
Conversion	3	29	32
Loss of units	-1	0	-1
Total	25	38	63

Brownfield / Greenfield development

100% of new housing allowed during the quarter involved brownfield sites.

Completions

The Housing Database from which information is drawn to prepare this report allows for a calibration of planning permissions in various forms. A secondary but nevertheless important output defines level of completions from a given years permissions although not necessarily the actual year of completion. The table below records this information for a ten-year period from 1999 to 2008.

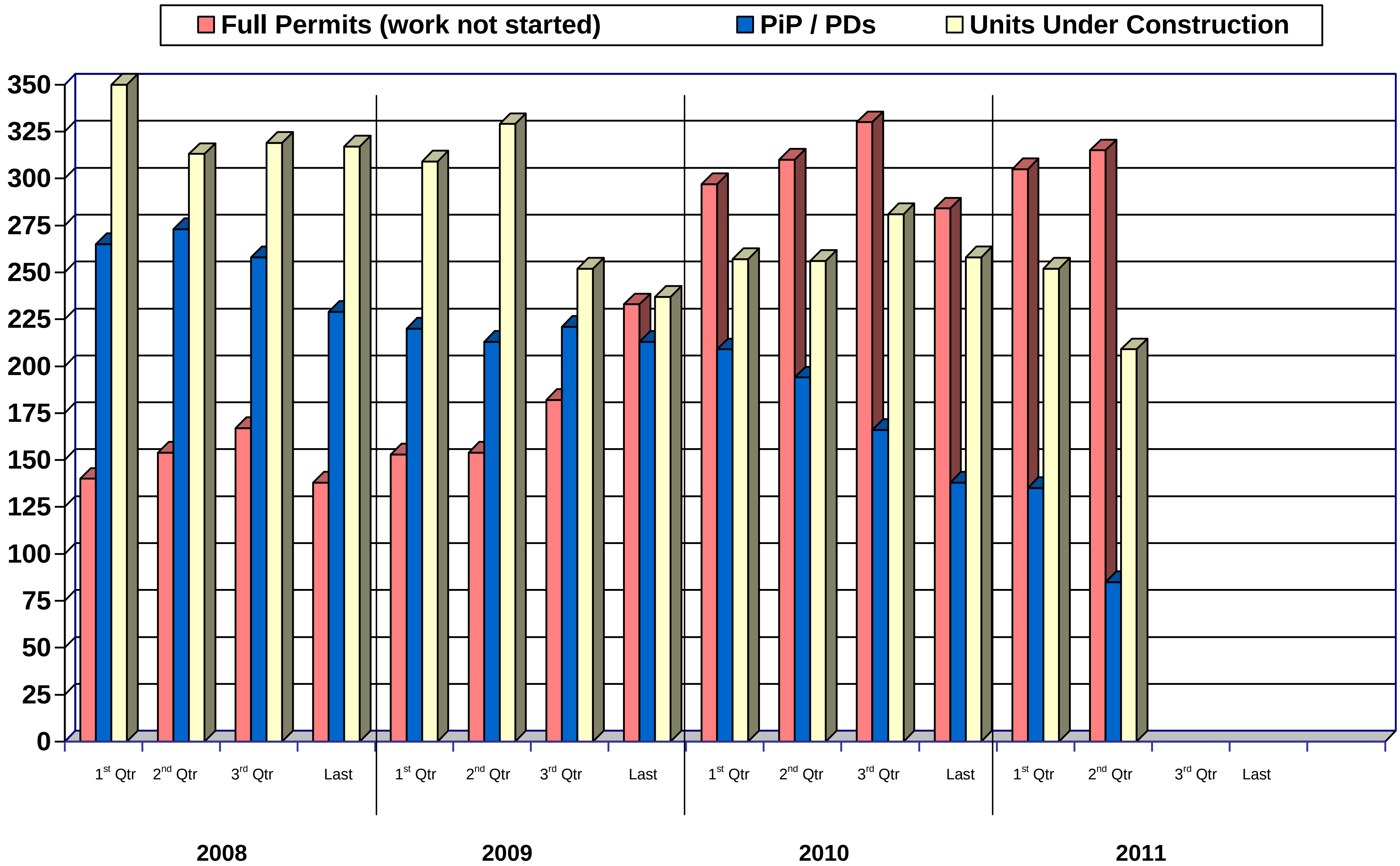
Year	Completions	Urban / Rural Split
1999	129	75 / 54
2000	258	192 / 66
2001	253	167 / 86
2002	305	238 / 67
2003	208	173 / 35
2004	144	90 / 54
2005	100	61/ 39
2006	204	177 / 27
2007	177	148 / 29
2008	153	100 / 53
Total	1,931	1,421 / 510

During the latter five-year period (2004-2008) there was a total of 778 completions, (576 urban and 202 rural-based) with an average of 155 units per year. For the whole ten-year period (1999-2008) there was a total of 1,931 completions, (1,421 urban and 510 rural-based) with an average of 193 units per year. These figures are somewhat conservative estimates for the actual number of completions during the respective five and ten year periods, due to the exclusion of completed permissions from the preceding 2/3 years which would have contributed to the overall totals.

Housing Land Availability - (Figures based on Environment Department's Housing Database) –

	Approvals during period					Running totals at end of period				
	Full Permits	PiPs	**Total**	Area: Urban	Area: Rural	Full Permits NOT Started	PiPs	**Total** Not Started	Units under Construction	***Grand Total*** *(Potential housing stock)*
2 0 0 8										
Jan-March	26	30	**56**	52	4	140	265	**405**	350	**755**
April-June	102	49	**151**	88	63	154	273	**427**	313	**740**
July-Sept	32	35	**67**	27	40	167	258	**425**	319	**744**
Oct-Dec	25	26	**51**	38	13	138	229	**367**	317	**684**
Total for 2008	***185***	***140***	***325***	***205***	***120***	***138***	***229***	***367***	***317***	***684***
2 0 0 9										
Jan-March	40	32	**72**	56	16	153	220	**373**	309	**682**
April-June	43	54	**97**	54	43	154	213	**367**	329	***696***
July-Sept	35	26	**61**	33	28	182	221	**403**	252	***655***
Oct-Dec	64	22	**86**	72	14	233	213	**446**	237	***683***
Total for 2009	***182***	***134***	***316***	***215***	***101***	***233***	***213***	***446***	***237***	***683***
2 0 1 0										
Jan-March	90	6	**96**	40	56	297	209	**506**	257	**763**
April-June	37	5	**42**	34	8	310	194	**504**	256	**760**
July-Sept	58	2	**60**	49	11	330	166	**496**	281	**777**
Oct-Dec	69	1	**70**	59	11	284	138	**422**	258	**680**
Total for 2010	***254***	***14***	***268***	***182***	***86***	***284***	***138***	***422***	***258***	***680***
2 0 1 1										
Jan-March	34	0	**34**	28	6	305	135	**440**	252	**692**
April-June	63	0	**63**	25	38	315	85	**400**	209	**609**
July-Sept										
Oct-Dec										
Total for 2011										

- Please note that the number in the *'Total for 200X'* row is smaller than the apparent aggregate for that year. This is because the *'Total'* figure weeds out duplicate applications approved for any one scheme during that year. It is not uncommon for several permissions to be issued for a single scheme as plans are amended either before or during construction.



The graph gives a ‘snapshot’ of the status of housing land availability at the end of each quarter. The numbers are not cumulative.