

Housing Monitoring Report

Third Quarter of 2011 (July-September)

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): 384 dwellings (195 urban / 189 rural)

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

Under Construction: 213 (168 urban / 45 rural)

Effective Housing Supply: 682 additional dwellings (425 urban / 257 rural) are under construction or have some form of permission, representing a more comfortable 2 years' housing supply than was represented by the data of the previous quarter. There is a 62 / 38% split between the effective provision of urban and rural housing, respectively. The total housing supply figure has increased by 73 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		Units under construction (c)	Total Units (a) + (c) "Pipeline figure"
	(a) All types incl. Permits	(b) Permits alone (PMT+COU)		
St Peter Port	208	157	121	329
St Sampson's	54	43	49	103
Vale	50	34	18	68
Câtel	49	48	7	56
St Martin's	74	74	10	84
St Saviour's	17	13	1	18
Forest	1	1	2	3
Torteval	3	3	0	3
St Andrew's	5	4	2	7
St Peter's	8	7	3	11
TOTAL	469	384	213	682

Third Quarter Statistics 2011

Housing Land Availability

Full permits were issued for a total of 78 units during the third quarter of 2011 without any outline permissions and a location split of 41 [53%] in the urban area and 37 [47%] rural based.

A total number of 78 dwellings were granted permission during the quarter, an increase in the number from the previous quarter but still, with the exception of the average for 2010, remaining under the quarterly average total for permissions for the past five years. The largest permissions were at the Red Lion, Les Banques for creation of 15 apartments and at Edgebaston Vinery, adjacent to Rue Jehannet Estate, St Martin's for creation of 24 flats.

Form of provision during the Quarter

	Urban area	Rural area	Total
New build	13	24	37
Re-development	15	1	16
Sub-division	0	2	2
Conversion	13	10	23
Loss of units	0	0	0
Total	41	37	78

Brownfield / Greenfield development

69% of new housing allowed during the quarter involved brownfield sites – this is due to development of Edgebaston Vinery which is a greenfield site

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

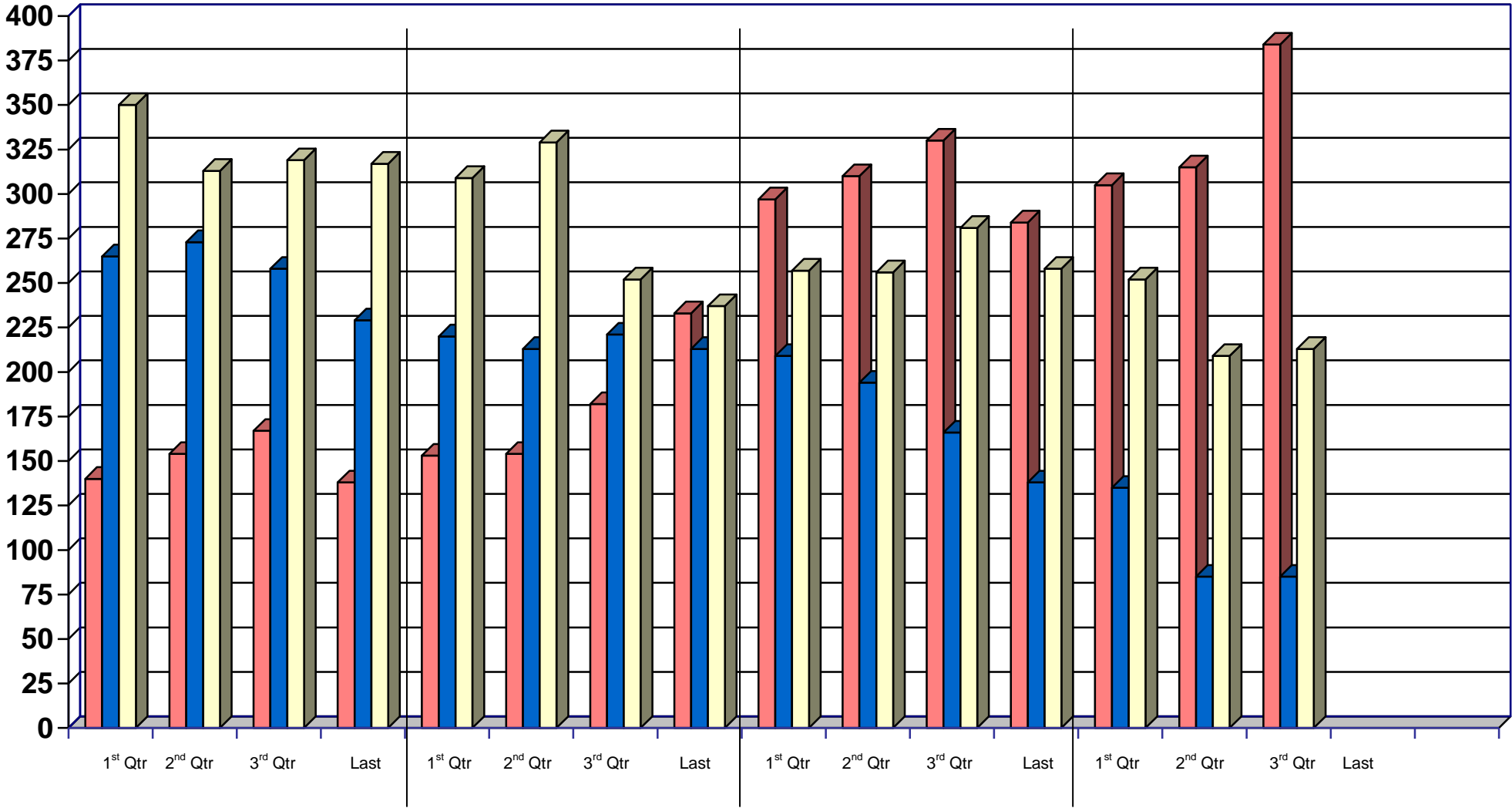
During the latter five-year period (2004-2008) there was a total of 778 completions, (576 urban and 202 rural-based) with an average of 155 units per year. For the whole ten-year period (1999-2008) there was a total of 1,931 completions (1,421 urban and 510 rural-based) with an average of 193 units per 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				<i>Grand Total</i> <i>(Potential housing stock)</i>
	Full Permits	PiPs	Total	Area		Full Permits NOT Started	PiPs	Total Not Started	Units under Construction	
				Urban	Rural					
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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
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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
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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
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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	78	0	78	41	37	384	85	469	213	682
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.

■ Full Permits (work not started)
 ■ PiP / PDs
 ■ Units Under Construction



2008

2009

2010

2011

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