

**Housing Monitoring Report**  
**Second Quarter of 2012 (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):** 287 dwellings (180 urban / 107 rural)

**Permission in Principle/Outline:** 80 (69 urban / 11 rural)

**Under Construction:** 338 (268 urban / 70 rural)

**Effective Housing Supply:** 705 additional dwellings (517 urban, 188 rural) are under construction or have some form of permission, representing an increased 2 years' housing supply than was represented by the data of the previous quarter. There is a 73 / 27% split between the effective provision of urban and rural housing, respectively. The total housing supply figure has decreased by 11 units from the last quarter (or 1.5% from 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	221	162	240	461
St Sampson's	35	25	24	59
Vale	25	18	17	42
Câtel	26	25	16	42
St Martin's	40	40	29	69
St Saviour's	7	5	3	10
Forest	1	1	3	4
Torteval	1	1	1	2
St Andrew's	4	3	1	5
St Peter's	7	7	4	11
<b>TOTAL</b>	<b>367</b>	<b>287</b>	<b>338</b>	<b>705</b>

**Housing Land Availability**

Full permits were issued for a total of 43 units during the second quarter of 2012 and a location split of 29 [67%] in the urban area and 14 [33%] rural based.

A total number of 62 dwellings were granted permission during the quarter, a decrease in the number from the previous quarter, but more in line with the average approvals per month. The largest permission was an outline permission for 19 units at Channel Island Tyres on La Charroterie, followed by two permissions for six units each at La Couture House, Collings Road and Val Fleury on Hauteville.

**Form of provision during the Quarter**

	Urban area	Rural area	Total
New build	11	0	11
Re-development	25	5	30
Sub-division	7	4	11
Conversion	5	5	10
Loss of units	0	0	0
<b>Total</b>	<b>48</b>	<b>14</b>	<b>62</b>

**Brownfield / Greenfield development**

100% of new housing allowed during the quarter is on 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 year's permissions although not necessarily the actual year of completion. The table below records this information for a ten-year period from 2000 to 2009.

Year	Completions	Urban / Rural Split
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
2009	160	130 / 30
<b>Total</b>	<b>1,962</b>	<b>1,476 / 486</b>

During the latter five-year period (2005-2009) there was a total of 794 completions, (616 urban and 178 rural-based) with an average of 159 units per year. For the whole ten-year period (2000-2009), there was a total of 1,962 completions (1,476 urban and 486 rural-based) with an average of 196 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				<b>Grand Total</b> <i>(Potential housing stock)</i>
	Full Permits	PIPs	Total	Area		Full Permits & COU NOT Started	PIPs NOT Started	Total Not Started	Units under Construction	
				Urban	Rural					
<b>2009</b>										
Jan-March	40	32	<b>72</b>	56	16	153	220	<b>373</b>	309	<b>682</b>
April-June	43	54	<b>97</b>	54	43	154	213	<b>367</b>	329	<b>696</b>
July-Sept	35	26	<b>61</b>	33	28	182	221	<b>403</b>	252	<b>655</b>
Oct-Dec	64	22	<b>86</b>	72	14	233	213	<b>446</b>	237	<b>683</b>
<b>Total for 2009</b>	<b>182</b>	<b>134</b>	<b>316</b>	<b>215</b>	<b>101</b>	<b>233</b>	<b>213</b>	<b>446</b>	<b>237</b>	<b>683</b>
<b>2010</b>										
Jan-March	90	6	<b>96</b>	40	56	297	209	<b>506</b>	257	<b>763</b>
April-June	37	5	<b>42</b>	34	8	310	194	<b>504</b>	256	<b>760</b>
July-Sept	58	2	<b>60</b>	49	11	330	166	<b>496</b>	281	<b>777</b>
Oct-Dec	69	1	<b>70</b>	59	11	284	138	<b>422</b>	258	<b>680</b>
<b>Total for 2010</b>	<b>254</b>	<b>14</b>	<b>268</b>	<b>182</b>	<b>86</b>	<b>284</b>	<b>138</b>	<b>422</b>	<b>258</b>	<b>680</b>
<b>2011</b>										
Jan-March	34	0	<b>34</b>	28	6	305	135	<b>440</b>	252	<b>692</b>
April-June	63	0	<b>63</b>	25	38	315	85	<b>400</b>	209	<b>609</b>
July-Sept	78	0	<b>78</b>	41	37	384	85	<b>469</b>	213	<b>682</b>
Oct-Dec	67	0	<b>67</b>	55	12	371	73	<b>444</b>	176	<b>620</b>
<b>Total for 2011</b>	<b>242</b>	<b>0</b>	<b>242</b>	<b>149</b>	<b>93</b>	<b>371</b>	<b>73</b>	<b>444</b>	<b>176</b>	<b>620</b>
<b>2012</b>										
Jan-March	146	1	<b>147</b>	143	3	502	63	<b>565</b>	151	<b>716</b>
April-June	43	19	<b>62</b>	48	14	287	80	<b>367</b>	338	<b>705</b>
July-Sept										
Oct-Dec										
<b>Total for 2012</b>										

- 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.

