Guernsey Annual Housing Stock Bulletin

31st December 2013 - Issue date 17th March 2014

POLICY COUNCIL
THE STATES OF GUERNSEY

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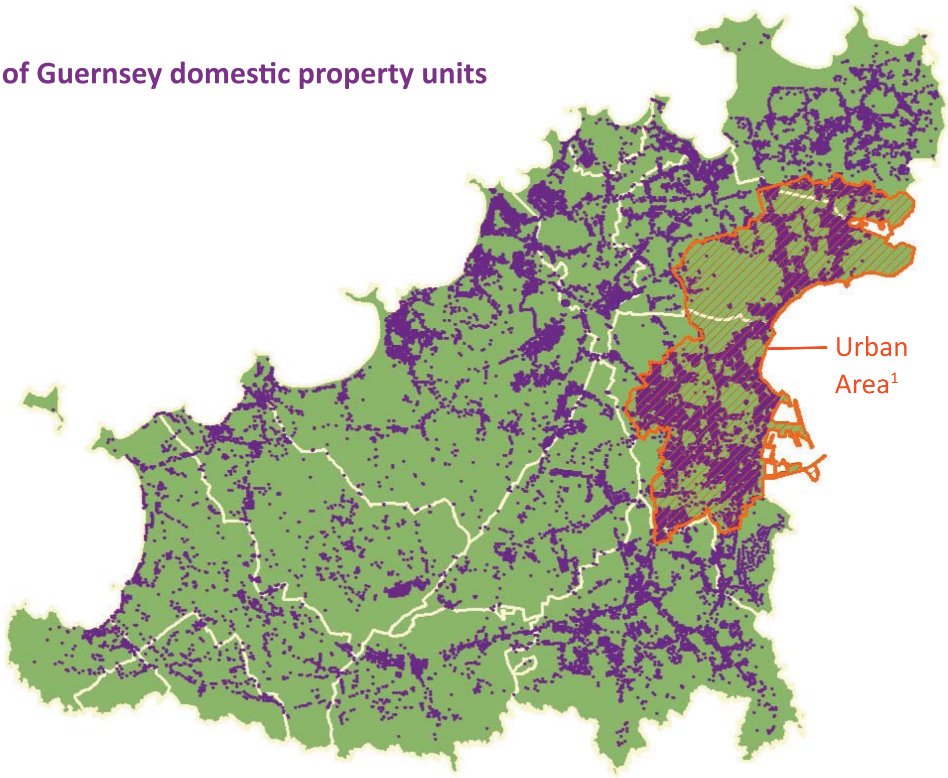
1.1 Introduction

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 2013, the total number of domestic property units on the Island was 26,372, of which 1,588 (6%) were Open Market Part A.
- 75.7% of the total units were houses or bungalows and 23.3% were apartments, consistent with the proportions seen in December 2011 and 2012. The remaining 1.0% were other types of unit.
- Almost a third of all domestic property units (32.6%) had 3 bedrooms.
- 60.6% of the units were owner occupied, 27.5% were rented and 8.2% were social rented and partially owned housing units (compared to 61.2%, 27.0% and 7.8% respectively at the end of 2012). The remaining 3.8% of units were of other tenure types or were vacant.
- During 2013, 241 new units were created and 70 units were removed - a net increase of 171, of which 102 (59.6%) were classed as affordable housing.

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 2013, there were 26,372 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 2013, there were 200 (0.8%) more domestic property units than at the end of 2012. The increase can be attributed to a net change of 171 units plus 29 administrative amendments during 2013, compared to 84 and 36 respectively in 2012. 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 26,372 domestic property units, 94% were Local Market and the remaining 6% were Open Market Part A 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 2.5% since 2010 whilst the number of Open Market domestic property units has decreased by 0.9%.

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%

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%

Figure 2.1.1: Total Local Market domestic units

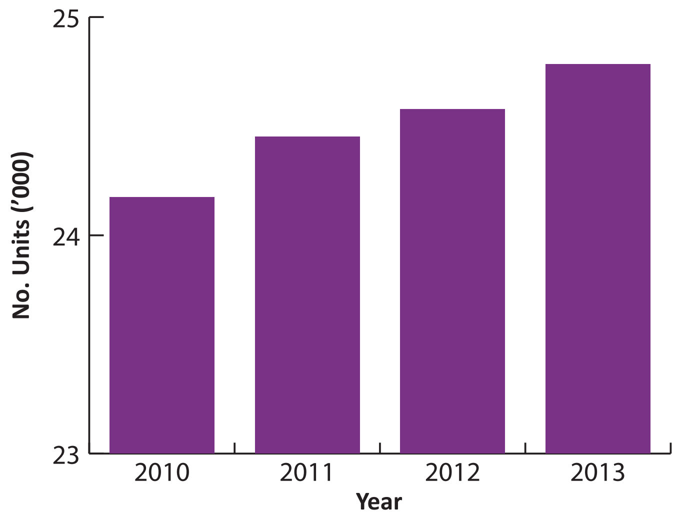
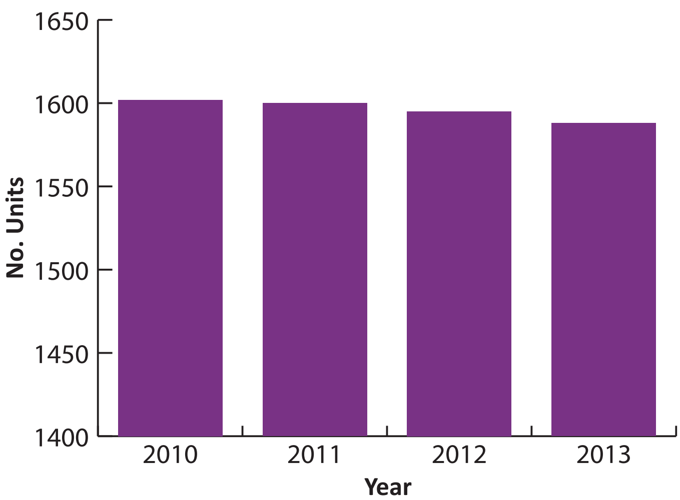


Figure 2.1.2: Total Open Market domestic units



2.2 Domestic property units - market and type

Table 2.2.1: Type of units by market

Type	2013					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
Apartment	5,996	160	6,156	24.2%	10.1%	23.3%
Bungalow	9,845	376	10,221	39.7%	23.7%	38.8%
House	8,695	1,042	9,737	35.1%	65.6%	36.9%
Other	248	10	258	1.0%	0.6%	1.0%
Total	24,784	1,588	26,372	100%	100%	100%

Figure 2.2.1: Type of Local Market units

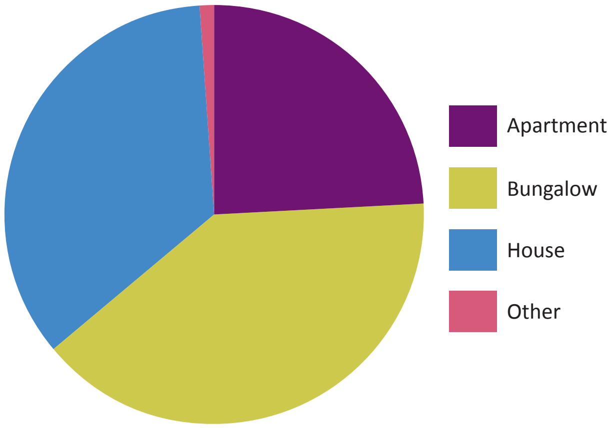
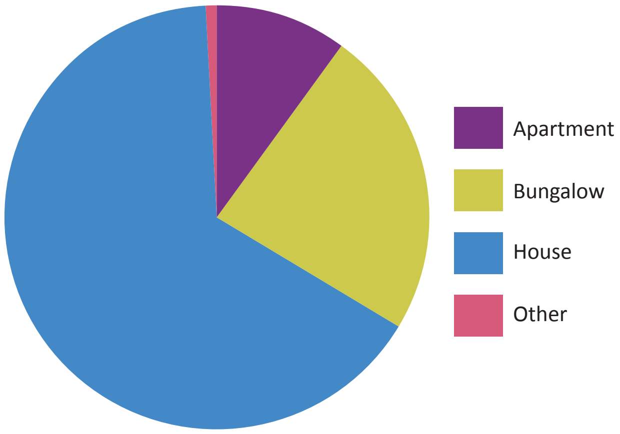


Figure 2.2.2: Type of Open Market units



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

Please see ***page 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 remained consistent in 2013 with 2011 and 2012. Bungalows and houses accounted for the largest proportion of property units (Local and Open Market combined), comprising 38.8% and 36.9% of the total respectively. 23.3% of 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, 24.2% of Local Market property units were apartments, compared to 10.1% of Open Market property units.

2.3 Domestic property units - bedrooms

Information on the number of bedrooms per 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% of the Island's property units.

At the end of December 2013, the highest proportion (32.6%) 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 32.7% and 31.2% respectively.

16.9% of Local Market units had one bedroom, compared to 3.8% of Open Market units at the end of December 2013. At the other end of the scale, 41.2% of Open Market units had four or more bedrooms, compared to 14.7% 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 four years ending in 2013. The distribution of units by number of bedrooms in the Local Market has changed very little since 2010 when this bulletin was first produced.

After a shift towards domestic property units with one and two bedrooms between 2011 and 2012, the proportion of units by number of bedrooms has remained more stable in the Open Market in 2012 and 2013. (See ***Table 2.3.3***.)

Table 2.3.1: Number of bedrooms per unit by market

No. bedrooms	2013					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
1	4,179	60	4,238	16.9%	3.8%	16.1%
2	6,645	182	6,826	26.8%	11.5%	25.9%
3	8,099	495	8,594	32.7%	31.2%	32.6%
4	2,698	384	3,082	10.9%	24.2%	11.7%
Over 4	939	270	1,209	3.8%	17.0%	4.6%
Unknown	2,224	197	2,423	9.0%	12.4%	9.2%
Total	24,784	1,588	26,372	100.0%	100.0%	100.0%

Figure 2.3.1: Number of bedrooms per unit by market

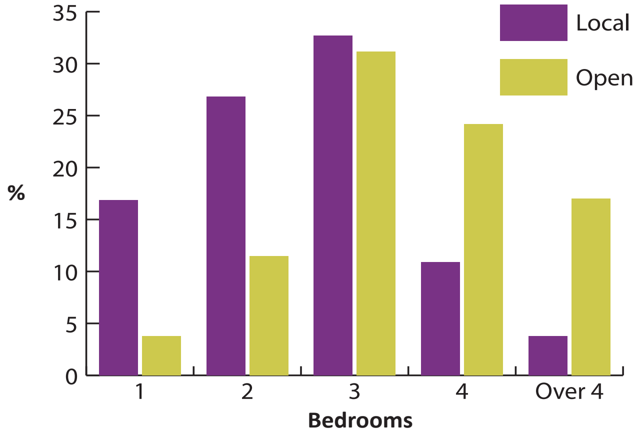


Table 2.3.2: Number of bedrooms per Local Market unit

No. bedrooms	Year			
	2010	2011	2012	2013
1	4,202	4,204	4,189	4,179
2	6,519	6,571	6,613	6,645
3	7,991	8,024	8,061	8,099
4	2,542	2,611	2,656	2,698
Over 4	793	851	901	939
Unknown	2,128	2,191	2,157	2,224
Total	24,175	24,452	24,577	24,784

Table 2.3.3: Number of bedrooms per Open Market unit

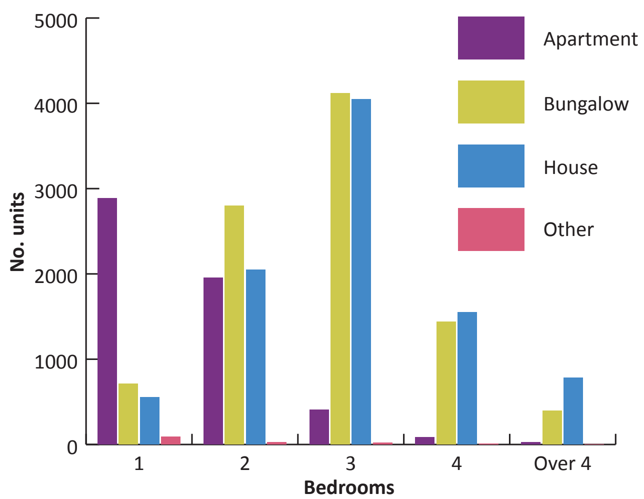
No. bedrooms	Year			
	2010	2011	2012	2013
1	33	64	61	60
2	133	188	187	182
3	493	506	504	495
4	409	371	377	384
Over 4	316	265	261	270
Unknown	218	206	205	197
Total	1,602	1,600	1,595	1,588

2.4 Domestic property units - type and bedrooms

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

Type	No. bedrooms	2013			
		Local	Open	Total	% of total units
Apartment	1	2,861	24	2,885	10.9%
	2	1,914	43	1,957	7.4%
	3	375	32	407	1.5%
	4	76	10	86	0.3%
	Over 4	29	-	29	0.1%
	Unknown	741	51	792	3.0%
	Total	5,996	160	6,156	23.3%
Bungalow	1	704	6	710	2.7%
	2	2,739	58	2,797	10.6%
	3	3,955	163	4,118	15.6%
	4	1,363	78	1,441	5.5%
	Over 4	355	41	396	1.5%
	Unknown	729	30	759	2.9%
	Total	9,845	376	10,221	38.8%
House	1	527	29	556	2.1%
	2	1,970	79	2,049	7.8%
	3	3,750	299	4,049	15.4%
	4	1,253	296	1,549	5.9%
	Over 4	552	229	781	3.0%
	Unknown	643	110	753	2.9%
	Total	8,695	1,042	9,737	36.9%
Other	1	87	1	88	0.3%
	2	22	2	24	0.1%
	3	19	1	20	0.1%
	4	6	-	6	0.0%
	Over 4	3	-	3	0.0%
	Unknown	111	6	117	0.4%
	Total	248	10	258	1.0%
	Total	24,784	1,588	26,372	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 2013, three bedroom bungalows and three bedroom houses made up the largest proportions (forming 15.6% and 15.4% 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 10.9% and 10.6% of the total respectively).

Two bedroom houses and apartments formed 7.8% and 7.4% 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 2013, the largest proportion of Local Market property units fell into the 101 to 150 TRP units band. By comparison, the modal band for Open Market units was 251 to 300 TRP units. This is the same trend as seen in 2012.

18.9% of Open Market property units had a TRP of over 500 units, compared to 1.0% of the Local Market. This compares to 18.7% and 1.1% for the Open and Local Market respectively in 2012 and 19.3% and 1.2% respectively in 2011. Open Market property units tend to be, in general, larger than those in the Local Market.

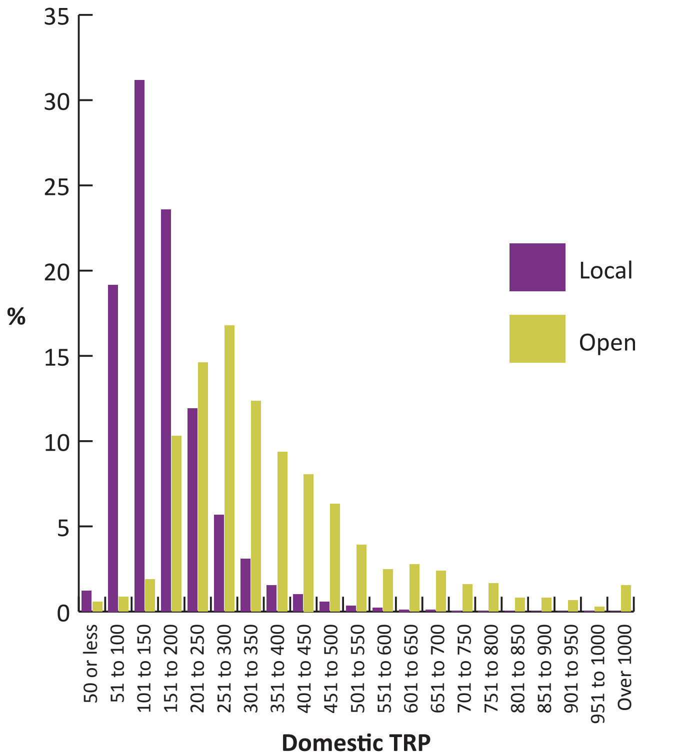
The overall TRP distributions shown here are broken down by property types and number of bedrooms overleaf and later in the bulletin.

Table 2.5.1: Domestic TRP distribution by market

Domestic TRP units			2013
	% of Local Market units	% of Open Market units	% of total units
50 or less	1.2%	0.6%	1.2%
51 to 100	19.2%	0.9%	17.8%
101 to 150	31.2%	1.9%	29.0%
151 to 200	23.6%	10.3%	22.6%
201 to 250	11.9%	14.6%	12.1%
251 to 300	5.7%	16.8%	6.5%
301 to 350	3.1%	12.3%	3.8%
351 to 400	1.6%	9.4%	2.1%
401 to 450	1.0%	8.1%	1.5%
451 to 500	0.6%	6.3%	1.0%
501 to 550	0.4%	3.9%	0.6%
551 to 600	0.2%	2.5%	0.4%
601 to 650	0.1%	2.8%	0.3%
651 to 700	0.1%	2.4%	0.3%
701 to 750	0.1%	1.6%	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%	0.7%	0.1%
951 to 1000	0.0%	0.3%	0.0%
Over 1000	0.0%	1.5%	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



2.6 Domestic property units - TRP, type and bedrooms

Table 2.6.1: Domestic TRP distribution by number of bedrooms

Year	Overall median TRP for all domestic property units
2010	153
2011	154
2012	153
2013	154

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

Type	No. bedrooms	2013
		Median TRP
Apartment	1	65
	2	85
	3	122
	4	105
	Over 4	85
Bungalow	1	106
	2	136
	3	163
	4	195
	Over 4	242
House	1	120
	2	120
	3	156
	4	233
	Over 4	326
Overall median for all domestic property units		154

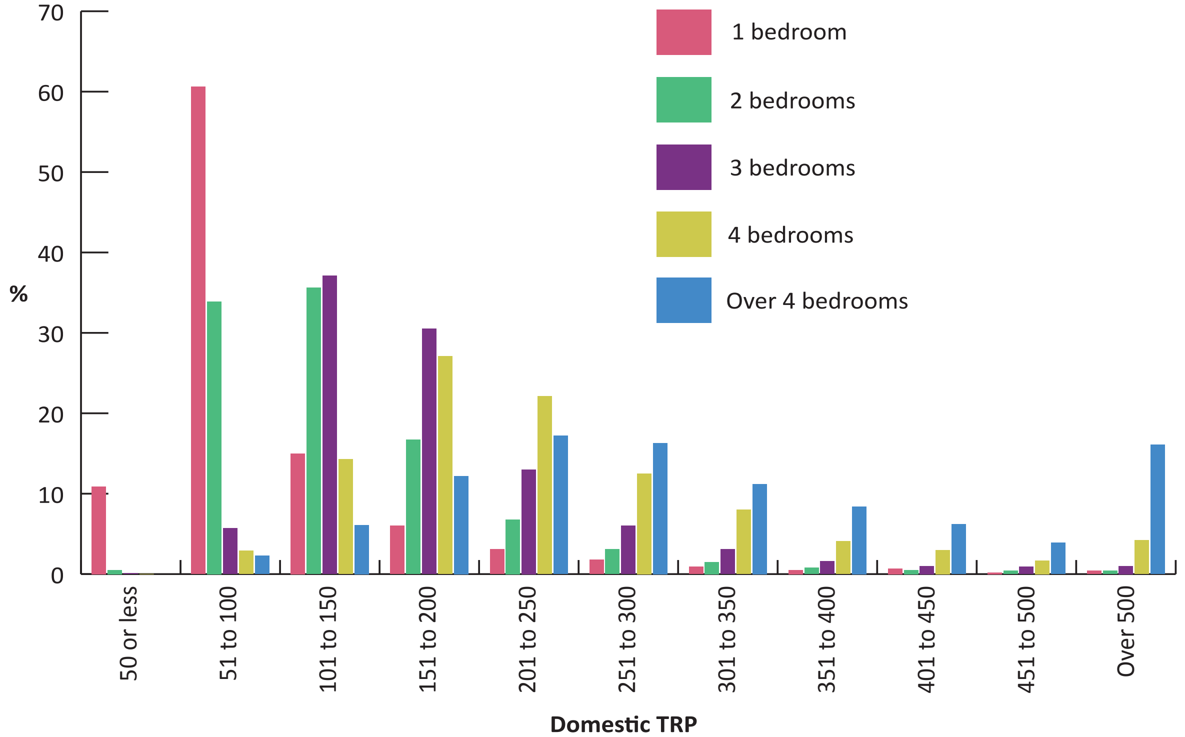
As previously noted, the number of domestic TRP units represents a measure of the size (based on square metres of floor area) of a domestic property unit, excluding land.

The overall median number of TRP units per property unit was 154 at the end of December 2013. As shown in ***Table 2.6.1***, the overall median has changed very little since this bulletin was first published in 2010 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 (60.6%) are concentrated within the 51 to 100 TRP units band. The distribution of units with more than one bedroom, however, is broader.

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 social category used in previous bulletins has been divided into two: social rented and partially owned, both forms of ‘affordable housing’ units which are principally owned in whole or in part by the States of Guernsey and the Guernsey Housing Association. Please see ***page 27*** for more information.

At the end of December 2013, 15,969 (60.6%) of the domestic property units in Guernsey were owner occupied. There were 7,248 rented domestic units (27.5%), which was an increase of 182 units (0.5 percentage points) since 2012. Affordable housing accounted for 8.2% of all domestic property units (with social rented and partially owned units constituting 7.8% and 0.4% respectively).

The remaining 997 units (3.8%) had other tenure types including staff accommodation, self-catering or vacant. More information on vacant units is provided on ***page 27***.

The proportions by tenure differ between the Local and Open Market. Both the Local and Open Markets saw a small increase (0.4 and 2.2 percentage points respectively) in the proportion of rented units and a corresponding decrease in the proportion of owner occupied units between 2012 and 2013. This continues the pattern seen in changes between 2010 and 2011 and between 2011 and 2012.

The number of owner occupied domestic property units has decreased each year since 2010 in both the Local and Open Markets. In contrast, the number of rented domestic property units have increased each year. There were 96 more affordable homes in 2013 than in 2010 (an increase of 52 social rented units and 44 partially owned units).

Over the following pages, more detailed analysis is presented on property units broken down by the tenure categories shown in ***Table 2.7.1***.

Table 2.7.1: Tenure of units by market

Tenure	2013					
	No. units			% of total units		
	Local	Open	Total	Local	Open	Total
Owner occupied	14,954	1,015	15,969	60.3%	63.9%	60.6%
Rented	6,701	547	7,248	27.0%	34.4%	27.5%
Social rented	2,046	0	2,046	8.3%	0.0%	7.8%
Partially owned	112	0	112	0.5%	0.0%	0.4%
Other	971	26	997	3.9%	1.6%	3.8%
Total	24,784	1,588	26,372	100.0%	100.0%	100.0%

Figure 2.7.1: Tenure of Local Market units

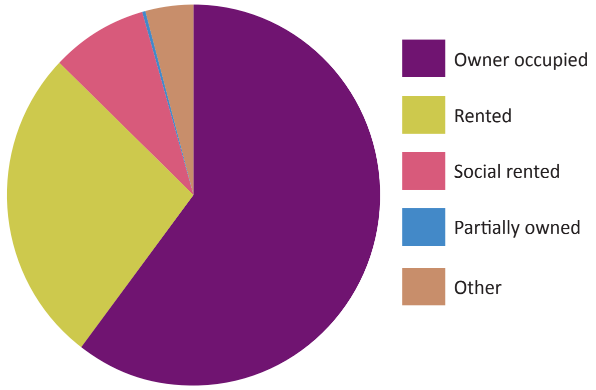


Figure 2.7.2: Tenure of Open Market units

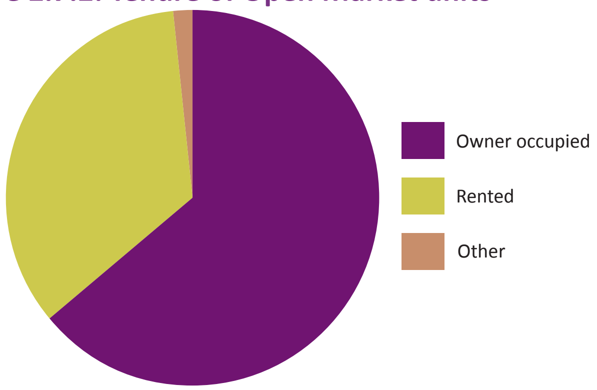


Table 2.7.2: Tenure of Local Market units

	Owner occupied	Rented	Social rented	Partially owned	Other
2010	15,073	6,085	1,994	68	955
2011	14,985	6,379	1,981	86	1,021
2012	14,975	6,552	1,966	88	996
2013	14,954	6,701	2,046	112	971

Table 2.7.3: Tenure of Open Market units

	Owner occupied	Rented	Social rented	Partially owned	Other
2010	1,067	500	-	-	35
2011	1,063	509	-	-	28
2012	1,053	514	-	-	28
2013	1,015	547	-	-	26

Table 2.8.1: Number and density of units by location

Parish			2013
	No. units	% of total units	No. units per km²
Castel	3,481	13.2%	342
Forest	630	2.4%	154
St Andrew	935	3.5%	207
St Martin	2,627	10.0%	359
St Peter Port	8,589	32.6%	1,339
St Pierre du Bois	884	3.4%	138
St Sampson	3,837	14.5%	614
St Saviour	1,139	4.3%	178
Torteval	404	1.5%	130
Vale	3,846	14.6%	431
Rural Area	15,372	58.3%	276
Urban Area	11,000	41.7%	1,383
Total and overall density	26,372	100.0%	415

Figure 2.8.1: Density of units by parish

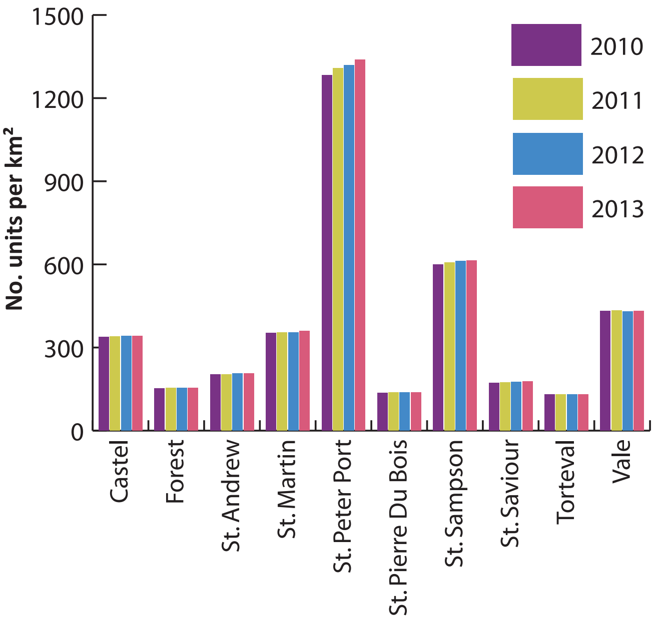


Table 2.8.2: Number of units by parish

Parish	2010	2011	2012	2013
Castel	3,445	3,458	3,476	3,481
Forest	626	630	631	630
St Andrew	914	918	928	935
St Martin	2,586	2,596	2,598	2,627
St Peter Port	8,224	8,388	8,459	8,589
St Pierre du Bois	873	884	884	884
St Sampson	3,749	3,797	3,830	3,837
St Saviour	1,106	1,114	1,127	1,139
Torteval	405	404	403	404
Vale	3,849	3,863	3,836	3,846
Total	25,777	26,052	26,172	26,372

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

At the end of December 2013, 32.6% of all property units (8,589 of the total 26,372) were concentrated within the parish of St Peter Port (see ***Table 2.8.1***).

St Sampson and Vale each contained over 3,800, with 14.5% and 14.6% of the Island's property units respectively. Castel, which is the Island's largest parish by area, contained 3,481 (13.2%) 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 1,339 units per square kilometre. This was an increase of 20 units per square kilometre compared to 2012 and 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 Pierre du Bois was the only parish with no increase in the number of units in 2013 compared to 2012.

Figure 2.8.1 shows the change in the density of domestic property units by location since 2010, 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 10.0% and 9.8% 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 (52.8%) of the Open Market units on the Island are situated in St Peter Port, in comparison to just under a third (31.3%) 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.

A major review of the Strategic Land Use Plan led to the States adopting a new strategic direction for development in November 2011, which provides the framework for a major review of the Development Plans currently being undertaken by the Environment Department.

However, at present, in line with the 2000 Strategic and Corporate Plan, the Urban Area Plan (marked in red /orange 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.

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 2013, 41.7% of all units were located within the Urban Area, which is 0.2 percentage points more than at the end of December 2012 and 0.4 percentage points more than at the end of 2011.

More information on the location of units that were created or removed in 2013 is provided on ***page 22***.

Table 2.8.3: Location of units by market

Location						2013
	No. units			% of parish total units		
	Local	Open	Total	Local	Open	Total
Castel	3,354	127	3,481	96.4%	3.6%	100.0%
Forest	600	30	630	95.2%	4.8%	100.0%
St Andrew	882	53	935	94.3%	5.7%	100.0%
St Martin	2,365	262	2,627	90.0%	10.0%	100.0%
St Peter Port	7,751	838	8,589	90.2%	9.8%	100.0%
St Pierre du Bois	827	57	884	93.6%	6.4%	100.0%
St Sampson	3,780	57	3,837	98.5%	1.5%	100.0%
St Saviour	1,074	65	1,139	94.3%	5.7%	100.0%
Torteval	384	20	404	95.0%	5.0%	100.0%
Vale	3,767	79	3,846	97.9%	2.1%	100.0%
Rural Area	14,433	939	15,372	93.9%	6.1%	100.0%
Urban Area	10,351	649	11,000	94.1%	5.9%	100.0%
Total	24,784	1,588	26,372	94.0%	6.0%	100.0%

Figure 2.8.2: Map of Local Market units

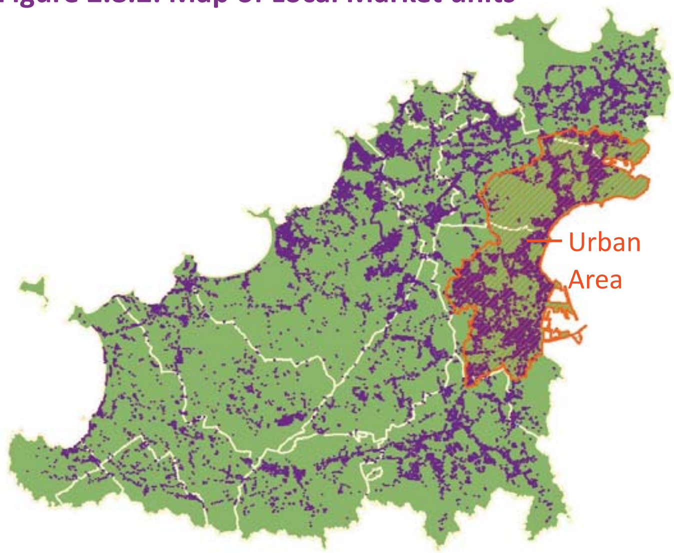
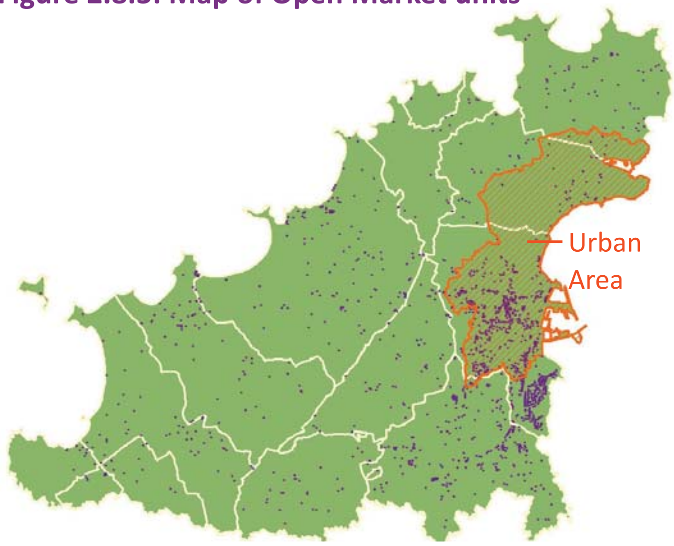


Figure 2.8.3: Map of Open Market units



2.9 Domestic property units - location and bedrooms

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

Location						2013
	% of parish total units by no. bedrooms					
	1	2	3	4	Over 4	Unknown
Castel	11.3%	21.0%	43.9%	12.1%	4.0%	7.6%
Forest	6.7%	22.5%	35.6%	13.2%	4.9%	17.1%
St Andrew	6.1%	20.7%	38.0%	15.8%	9.3%	10.1%
St Martin	10.8%	24.6%	34.2%	13.5%	6.4%	10.4%
St Peter Port	25.4%	29.1%	22.7%	9.0%	4.0%	9.9%
St Pierre du Bois	9.5%	21.7%	30.1%	16.0%	8.5%	14.3%
St Sampson	18.1%	28.9%	34.1%	9.4%	2.7%	6.8%
St Saviour	6.9%	22.7%	35.5%	16.9%	5.5%	12.4%
Torteval	7.9%	23.0%	29.2%	19.1%	8.4%	12.4%
Vale	10.1%	25.0%	40.2%	13.9%	4.3%	6.6%
Rural Area	9.4%	23.1%	38.5%	14.4%	5.5%	9.1%
Urban Area	25.3%	29.8%	24.4%	7.9%	3.3%	9.3%
Total	16.1%	25.9%	32.6%	11.7%	4.6%	9.2%

Figure 2.9.1: Number of bedrooms distribution by location of unit

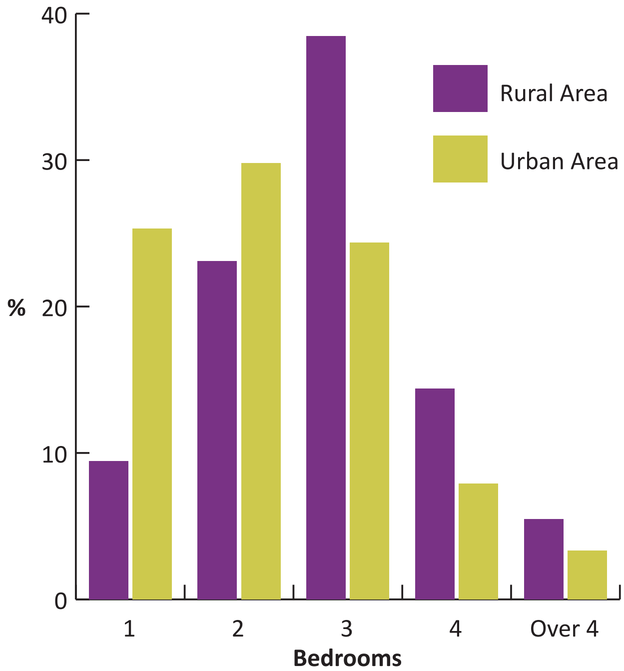


Table 2.9.1 shows the distribution of domestic property units across the Island by their number of bedrooms.

The Urban Area tends to have more one and two bedrooms property units (55.1%) than the Rural Area (32.5%). In fact, the Urban Area has more than double the concentration of one bedroom property units than the Rural Area (25.3% compared to 9.4%).

Property units in the Rural Area are more likely to contain three or four bedrooms than those in the Urban Area (at 52.9% and 32.3% respectively).

58.5% of property units across the Island have two or three bedrooms, whilst only 4.6% have more than four bedrooms.

Three bedroom units make up the greatest proportion (32.6%) of all 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 (25.4% and 29.1% versus 22.7% respectively).

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.

There was no change in the median number of domestic TRP units in 2013 in the Urban Area and a decrease of 1 TRP unit in the Rural Area. The overall median for 2013 was 154 which was 1 TRP unit higher than in 2012. (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 26 TRP units than its comparator in the Urban Area at the end of December 2013.

Overall, the median domestic TRP was 45 units higher in the Rural Area than the Urban Area at the end of December 2013, the same gap as seen at the end of December 2011 and 2012.

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, compared to the Rural Area units, of which the majority 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	2013	
		Median TRP of Rural Area units	Median TRP of Urban Area units
Apartment	1	69	64
	2	89	85
	3	115	127
	4	142	100
	Over 4	94	85
Bungalow	1	111	86
	2	139	119
	3	167	140
	4	201	153
	Over 4	249	183
House	1	149	114
	2	151	112
	3	170	144
	4	266	203
	Over 4	375	270
All	1	96	69
	2	136	101
	3	167	142
	4	220	193
	Over 4	306	255
Overall median for all units		171	126

Figure 2.10.1: Domestic TRP distribution by location

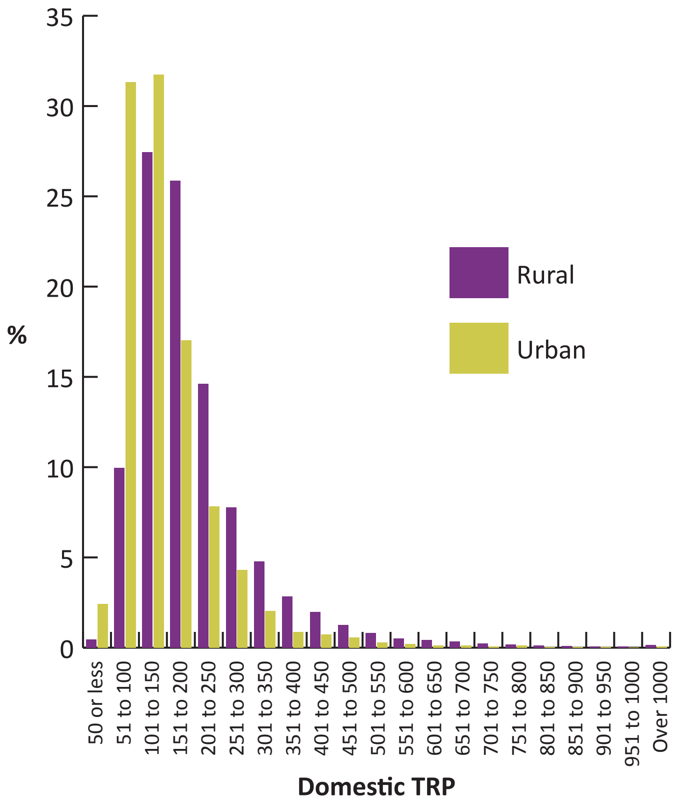


Table 3.1.1: Type and number of bedrooms of Local Market units by tenure

Type	No. bedrooms	Owner occupied	Rented	Social rented	Partially owned	Other
		2013				
Apartment	1	16.2%	65.9%	12.9%	1.2%	3.8%
	2	25.0%	59.7%	8.2%	0.7%	6.4%
	3	24.3%	57.3%	11.2%	0.8%	6.4%
	4	19.7%	73.7%	1.3%	0.0%	5.3%
	Over 4	17.2%	72.4%	0.0%	0.0%	10.3%
	Unknown	8.9%	77.6%	0.0%	0.0%	13.5%
	Total	18.7%	65.0%	9.5%	0.9%	6.0%
Bungalow	1	51.6%	23.3%	21.0%	0.0%	4.1%
	2	79.1%	16.6%	2.2%	0.0%	2.1%
	3	87.5%	10.9%	0.5%	0.0%	1.1%
	4	88.6%	10.3%	0.0%	0.0%	1.1%
	Over 4	88.5%	10.1%	0.0%	0.0%	1.4%
	Unknown	60.8%	31.0%	0.0%	0.0%	8.2%
	Total	80.8%	14.7%	2.3%	0.0%	2.1%
House	1	47.1%	18.0%	24.1%	2.1%	8.7%
	2	64.0%	18.9%	14.1%	1.4%	1.6%
	3	66.8%	10.5%	21.2%	0.5%	1.0%
	4	82.4%	12.1%	3.8%	0.5%	1.1%
	Over 4	83.7%	13.4%	0.0%	0.0%	2.9%
	Unknown	55.2%	35.1%	0.0%	0.0%	9.6%
	Total	67.4%	15.1%	14.4%	0.7%	2.4%
Other	1	2.3%	11.5%	0.0%	0.0%	86.2%
	2	18.2%	45.5%	0.0%	0.0%	36.4%
	3	42.1%	15.8%	5.3%	0.0%	36.8%
	4	50.0%	33.3%	0.0%	0.0%	16.7%
	Over 4	0.0%	66.7%	0.0%	0.0%	33.3%
	Unknown	0.9%	11.7%	0.0%	0.0%	87.4%
	Total	7.3%	16.1%	0.4%	0.0%	76.2%
Total	1	25.7%	51.5%	15.4%	1.1%	6.2%
	2	58.8%	29.8%	7.4%	0.6%	3.3%
	3	74.9%	12.9%	10.6%	0.2%	1.4%
	4	83.7%	13.0%	1.8%	0.2%	1.3%
	Over 4	83.2%	14.2%	0.0%	0.0%	2.7%
	Unknown	38.9%	46.8%	0.0%	0.0%	14.3%
	Total	60.3%	27.0%	8.3%	0.5%	3.9%

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 2013.

In total, 65.0% of Local Market apartments were rented, compared to 14.7% of bungalows and 15.1% of houses.

Social rented and partially owned units together comprised 15.1% of the houses, 2.3% of the bungalows and 10.4% of the apartments in the Local Market.

In 2013 the proportion of owner occupied units in the Local Market decreased by 0.6 percentage points. There was a corresponding increase of 0.4 percentage points in the proportion of rented property units and an increase of 0.3 percentage points in the proportion of social rented or partially owned units.

Please refer back to ***Table 2.4.1*** on ***page 6*** 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 and social rented and partially owned 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 housing categories, i.e. social rented and partially owned, is different to both of the above. Bungalows formed a small portion of social rented units and none of the partially owned units. Three bedroom houses comprised the largest proportion of social rented units, followed by one bedroom apartments. One bedroom apartments accounted for the largest proportion of partially owned units, followed by two bedroom houses.

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

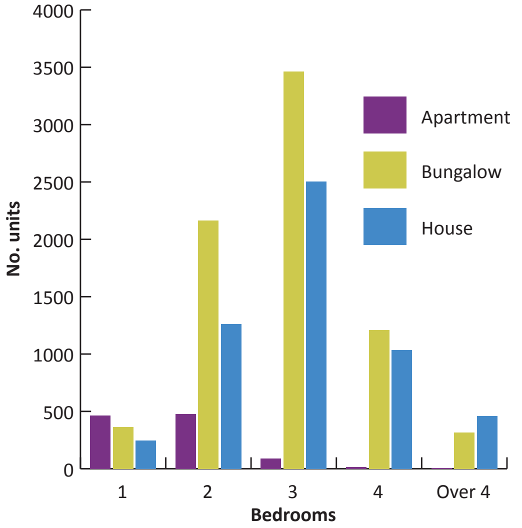


Figure 3.1.2: Number of bedrooms distribution by type of Local Market rented units

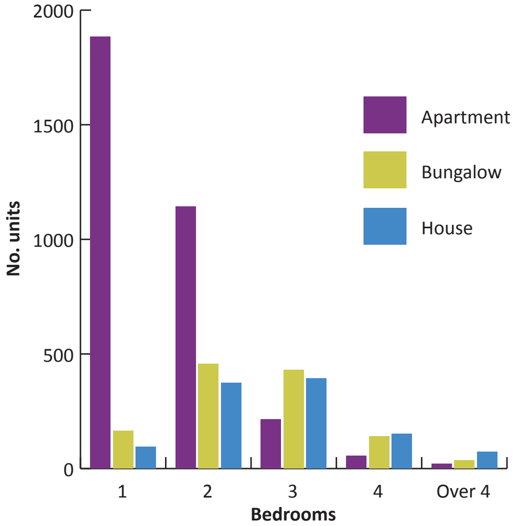


Figure 3.1.3: Number of bedrooms distribution by type of Local Market social rented units

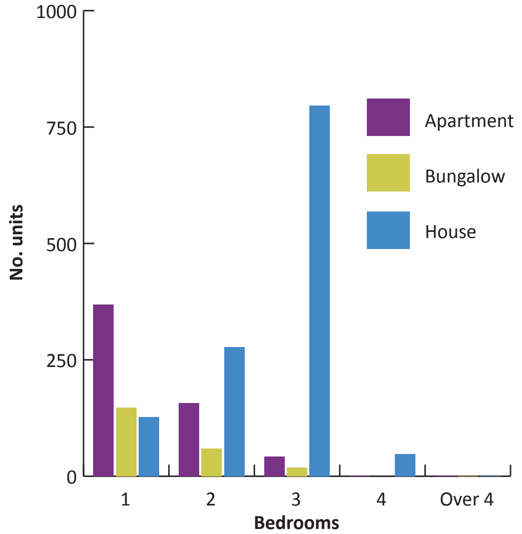


Figure 3.1.4: Number of bedrooms distribution by type of Local Market partially owned units

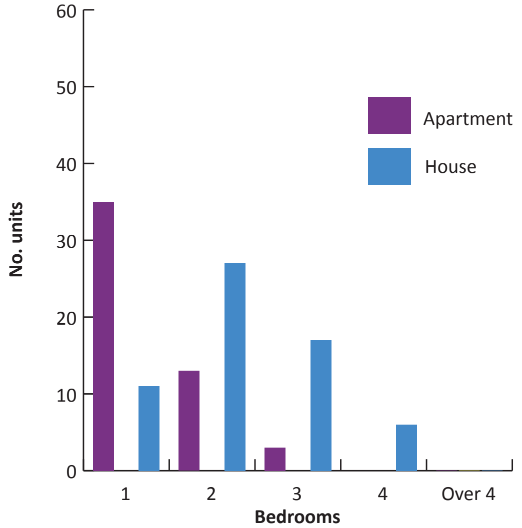


Table 3.2.1: Domestic TRP of Local Market units by type and number of bedrooms by tenure

Type	No. bedrooms	2013	
		Median TRP of Local Market owner occupied units	Median TRP of Local Market rented units
Apartment	1	65	64
	2	85	84
	3	117	116
	4	105	93
	Over 4	79	87
Bungalow	1	109	77
	2	137	119
	3	162	143
	4	192	162
	Over 4	232	186
House	1	117	103
	2	120	108
	3	150	149
	4	213	212
	Over 4	285	294
All	1	81	68
	2	124	98
	3	157	142
	4	201	186
	Over 4	258	260
Overall median for all units		154	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
2010	76	124	156	201	253
2011	81	125	157	201	253
2012	82	124	157	201	256
2013	81	124	157	201	258

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

	No. bedrooms				
	1	2	3	4	Over 4
2010	75	108	149	200	290
2011	69	102	143	194	280
2012	69	100	143	193	275
2013	68	98	142	186	260

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 2013, the overall median number of domestic TRP units for Local Market owner occupied units was 154, the same as at the end of 2012. This compares to a median TRP of 114 for rental units, which is slightly lower than in 2012 when the median was 117 and in 2011 when the median was 119, suggesting a small shift towards smaller rental properties in the Local Market.

Rented bungalows with more than four bedrooms saw the biggest change in TRP units, their median TRP decreasing by 57 units in 2013.

The small decrease in the median TRP for rented property units is largely driven by a decrease in the TRP of rented bungalows with three or more bedrooms.

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 property units with between two and four bedrooms has remained stable. There was a small increase in size of one bedroom properties between 2010 and 2011, with little change since 2011. There has been a small increase in size of owner occupied properties with four bedrooms or more. ***Table 3.2.3*** shows that the median TRP of rental properties has decreased since 2010 across all bedroom categories.

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 2013, St Peter Port had the highest proportion (40.9%) of rented units and, along with Castel, also had the highest proportion of social housing units (each at 11.1%).

There was a higher concentration of rented and affordable housing (i.e. social rented and partially owned) in the Urban Area compared to the Rural Area. In the Urban Area, 47.0% of units were owner occupied (0.7 percentage points lower than in 2012). In comparison, 69.9% of domestic property units were owner occupied in the Rural Area (0.4 percentage points lower than in 2012).

Table 3.3.1: Tenure of Local Market units by location

Location					2013
					% of units
	Owner occupied	Rented	Social rented	Partially owned	Other
Castel	66.1%	19.3%	11.1%	0.0%	3.5%
Forest	65.2%	20.2%	6.0%	0.0%	8.7%
St Andrew	70.3%	19.5%	6.9%	0.0%	3.3%
St Martin	63.4%	19.1%	9.6%	0.0%	7.9%
St Peter Port	43.8%	40.9%	9.9%	1.2%	4.2%
St Pierre du Bois	65.5%	25.4%	2.2%	0.0%	6.9%
St Sampson	66.2%	24.3%	7.4%	0.4%	1.7%
St Saviour	68.1%	19.7%	7.3%	0.0%	4.9%
Torteval	77.1%	19.0%	0.0%	0.0%	3.9%
Vale	73.2%	19.3%	5.6%	0.0%	1.9%
Rural Area	69.9%	19.3%	6.6%	0.0%	4.1%
Urban Area	47.0%	37.8%	10.6%	1.1%	3.6%
Total	60.3%	27.0%	8.3%	0.5%	3.9%

Figure 3.3.1: Map of Local Market owner occupied units

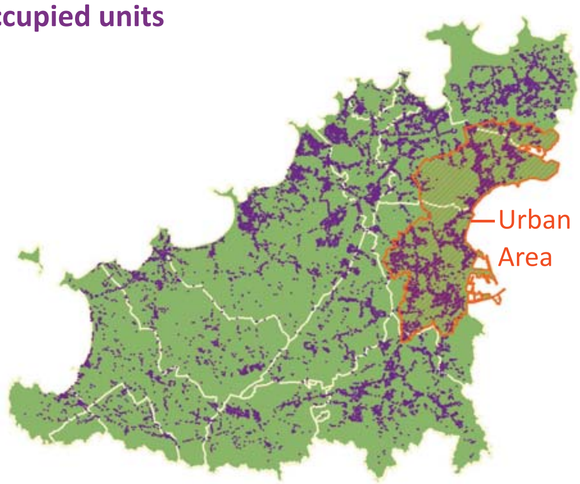


Figure 3.3.2: Map of Local Market rented units

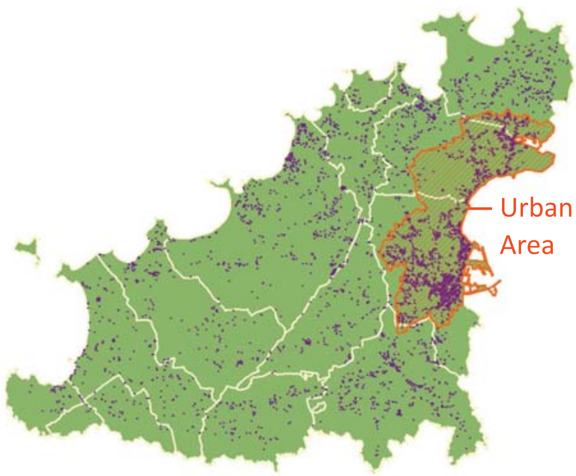


Figure 3.3.3: Map of Local Market social rented units

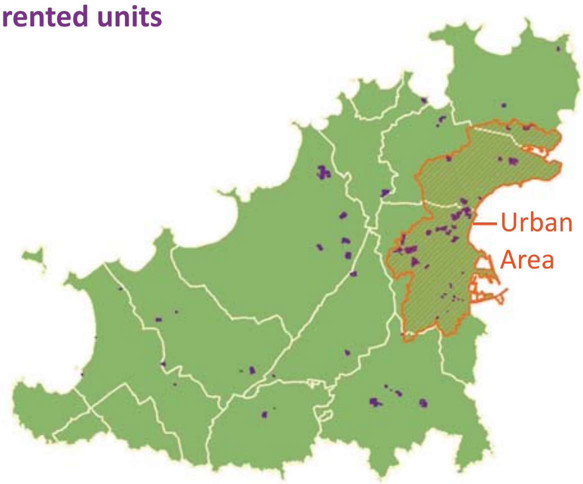
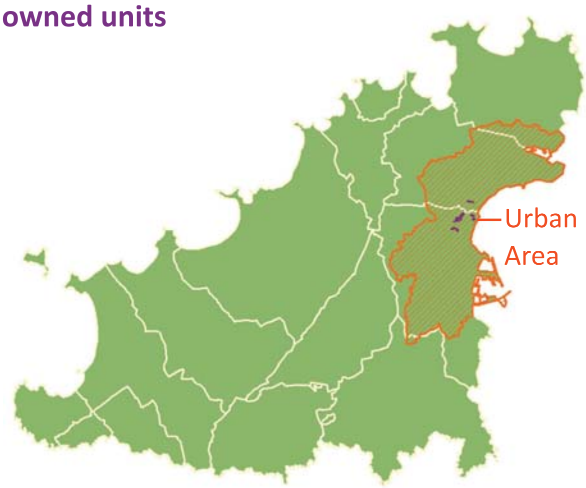


Figure 3.3.4: Map of Local Market partially owned units



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	2013		
		Owner occupied	Rented	Other
Apartment	1	33.3%	66.7%	0.0%
	2	25.6%	72.1%	2.3%
	3	28.1%	71.9%	0.0%
	4	20.0%	80.0%	0.0%
	Over 4	0.0%	0.0%	0.0%
	Unknown	21.6%	74.5%	3.9%
	Total	25.6%	72.5%	1.9%
Bungalow	1	66.7%	16.7%	16.7%
	2	70.7%	29.3%	0.0%
	3	76.7%	23.3%	0.0%
	4	67.9%	32.1%	0.0%
	Over 4	73.2%	26.8%	0.0%
	Unknown	66.7%	30.0%	3.3%
	Total	72.6%	26.9%	0.5%
House	1	48.3%	51.7%	0.0%
	2	65.8%	32.9%	1.3%
	3	66.6%	32.4%	1.0%
	4	69.3%	29.7%	1.0%
	Over 4	72.5%	25.3%	2.2%
	Unknown	56.4%	40.9%	2.7%
	Total	67.0%	31.6%	1.4%
Other	1	100.0%	0.0%	0.0%
	2	0.0%	50.0%	50.0%
	3	100.0%	0.0%	0.0%
	4	0.0%	0.0%	0.0%
	Over 4	0.0%	0.0%	0.0%
	Unknown	16.7%	0.0%	83.3%
	Total	30.0%	10.0%	60.0%
Total	1	45.0%	53.3%	1.7%
	2	57.1%	41.2%	1.6%
	3	67.5%	31.9%	0.6%
	4	67.7%	31.5%	0.8%
	Over 4	72.6%	25.6%	1.9%
	Unknown	47.7%	46.7%	5.6%
	Total	63.9%	34.4%	1.6%

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 2013. Please note that some of these categories contain low numbers of property units, particularly the “other” category, which has been excluded from the commentary below.

Overall, there was a small shift from owner occupied to rented tenures in 2013, with a decrease of 2.1 percentage points in the proportion of owner occupied Open Market domestic property units and an increase of 2.2 percentage points in rented Open Market domestic property units. Open Market bungalows and houses followed this trend, but Open Market apartments saw a small opposite shift, i.e. from rented to owner occupied tenures (driven by larger apartments with three or more bedrooms).

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 2013 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. However, whilst in 2012 both peaked in the three bedroom category, in 2013 there were slightly more four bedroom than three bedroom owner occupied Open Market units.

The largest number of Open Market apartments have two bedrooms in both the rented and owner occupied tenures. However, apartments make up a larger proportion of the rental units.

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

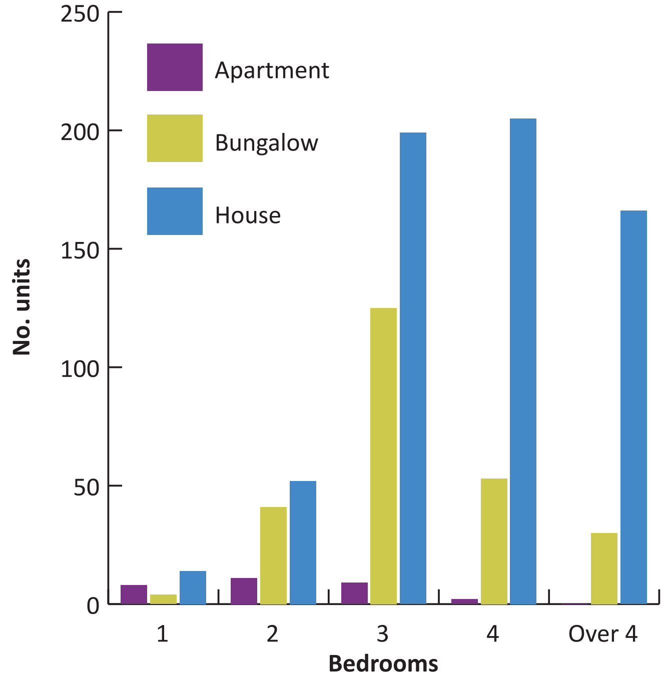


Figure 4.1.2: Number of bedrooms distribution by type of Open Market rented units

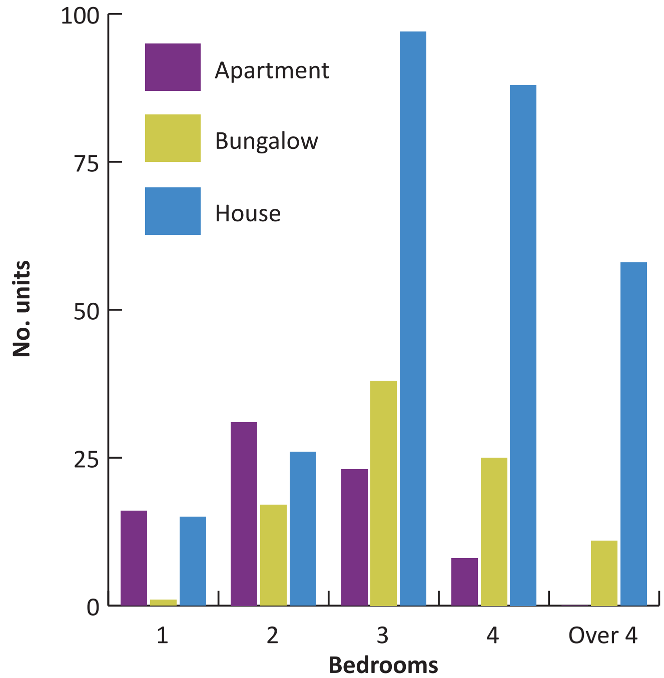


Table 4.2.1: Domestic TRP of Open Market units by type and number of bedrooms by tenure

Type	No. bedrooms	2013	
		Median TRP of Open Market owner occupied units	Median TRP of Open Market rented units
Apartment	1	75	43
	2	130	117
	3	174	156
	4	100	252
	Over 4	-	-
Bungalow	1	327	-
	2	270	231
	3	276	239
	4	334	307
	Over 4	358	352
House	1	378	275
	2	346	230
	3	317	264
	4	352	301
	Over 4	507	421
All	1	327	208
	2	267	218
	3	292	261
	4	346	307
	Over 4	457	419
Overall median for all units		334	280

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
2010	45	222	263	307	391
2011	336	267	291	340	452
2012	317	269	292	340	456
2013	327	267	292	346	457

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

	No. bedrooms				
	1	2	3	4	Over 4
2010	86	190	239	291	385
2011	218	232	259	314	416
2012	196	206	260	294	397
2013	208	218	261	307	419

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 2013, the overall median number of domestic TRP units of Open Market owner occupied property units was 334, which is 3 units higher than at December 2012 and December 2011 . The median number of TRP units for rented Open Market property units was 5 units higher in 2013 than at the end of 2012 (at 280 in 2013 versus 275 in 2012 and 286 in 2011). As in the Local Market, this suggests a shift towards smaller rental units.

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.

Table 4.2.2 and ***4.2.3*** show the change in the median TRP of owner occupied and rented domestic property units over time. The median TRP of owner occupied property units with between two and four bedrooms has remained stable. There was a small increase in size of one bedroom properties between 2010 and 2011, with little change since 2011. There has been a small increase in size of owner occupied properties with four bedrooms or more. ***Table 3.2.3*** shows that the median TRP of rental properties has decreased since 2010 across all bedroom categories.

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.***

St Andrew had the highest proportion of owner occupied property units (81.1%) whilst St Peter Port had the lowest proportion (55.6%).

St Peter Port had the highest proportion of Open Market rented units, at 43.1% at the end of December 2013. This was 2.2 percentage points more than at the end of December 2012.

As seen in the Local Market, there was a higher proportion of owner occupation in the Rural compared to the Urban Area (71.7% compared to 52.7% respectively).

Owner occupation in the Open Market was lower across most parishes in 2013 than it had been in 2012. Over half (52.8%) of Open Market property units are located in St Peter Port where owner occupation was 2.1 percentage points lower in 2013 than in 2012.

Table 4.3.1: Tenure of Open Market units by location

Location			2013
			% of units
	Owner occupied	Rented	Other
Castel	77.2%	21.3%	1.6%
Forest	60.0%	36.7%	3.3%
St Andrew	81.1%	18.9%	0.0%
St Martin	74.4%	25.2%	0.4%
St Peter Port	55.6%	43.1%	1.3%
St Pierre du Bois	77.2%	17.5%	5.3%
St Sampson	64.9%	28.1%	7.0%
St Saviour	72.3%	26.2%	1.5%
Torteval	70.0%	25.0%	5.0%
Vale	67.1%	30.4%	2.5%
Rural Area	71.7%	26.9%	1.4%
Urban Area	52.7%	45.3%	2.0%
Total	63.9%	34.4%	1.6%

Figure 4.3.1: Map of Open Market owner occupied units

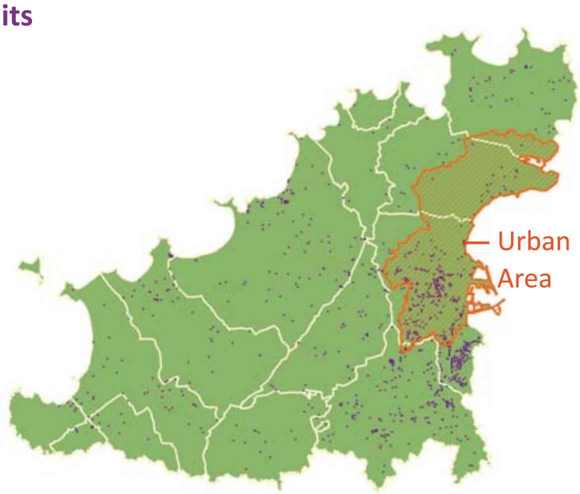
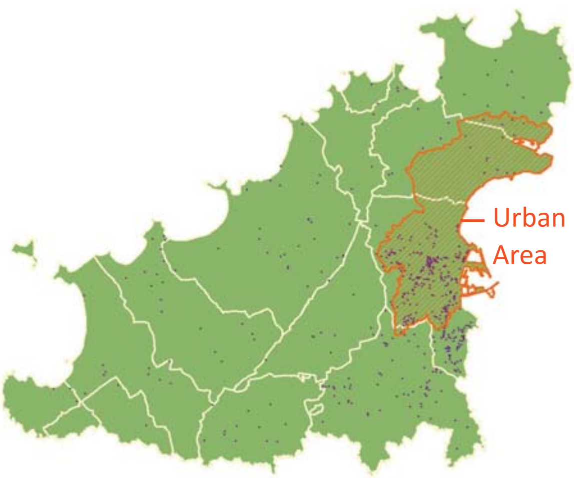


Figure 4.3.1: Map of Open Market rented units



5.1 Changes to the number of units

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

Type of change	2013		
	Plus	Minus	Net change
New build	177	0	177
Demolition	0	65	-65
Subdivision	46	0	46
Amalgamation	1	4	-3
Conversion	17	1	16
Total	241	70	171
Administrative amendments	37	8	29
Total including administrative amendments	278	78	200

Figure 5.1.1: Map of units created in 2013

Figure 5.1.2: Map of units removed in 2013

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 2013.

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 2013.

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 2012 as a result of administrative changes as further information on existing properties has become available.

5.1 Changes to the number of units

During 2013, using the definitions opposite, 241 new units were created and 70 were removed; a net change of 171.

There was a further net increase of 29 due to administrative amendments, so the overall total increased from 26,172 at the end of 2012 to 26,372 at the end of 2013. 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 (116) was St Peter Port. The second largest net change in the number of units was in St Martin with an overall increase of 27 units.

Overall, there was a net change of 51 units in the Rural Area, compared to 120 in the Urban Area during 2013.

Of the 171 net additional units in 2013, 78 were social rented and 24 were partially owned. The remaining 69 were private units, i.e. any other non-social tenure, including owner occupied and rented.

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

Location				2013
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Castel	-4	2	4	2
Forest	-1	1	0	0
St Andrew	4	0	1	5
St Martin	25	1	1	27
St Peter Port	85	29	2	116
St Pierre du Bois	-1	1	0	0
St Sampson	5	2	0	7
St Saviour	2	2	2	6
Torteval	-1	0	2	1
Vale	-2	5	4	7
Total	112	43	16	171

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

Location				2013
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Rural Area	22	15	14	51
Urban Area	90	28	2	120
Total	112	43	16	171

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

Location				2013
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Private	10	43	16	69
Social rented	78	0	0	78
Partially owned	24	0	0	24
Total	112	43	16	171

* Net change excludes administrative amendments

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

Change	2011	2012	2013
Plus	279	152	241
Minus	49	68	70
Net Change	230	84	171
Administrative amendments	45	36	29
Change in total no. of units	275	120	200

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

Parish	2011	2012	2013
Castel	13	16	2
Forest	-1	1	0
St Andrew	4	0	5
St Martin	5	0	27
St Peter Port	151	61	116
St Pierre du Bois	5	0	0
St Sampson	40	23	7
St Saviour	4	7	6
Torteval	0	0	1
Vale	9	-24	7
Total	230	84	171

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

Area	2011	2012	2013
Rural Area	37	12	51
Urban Area	193	72	120
Total	230	84	171

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

Tenure	2011	2012	2013
Private	173	116	69
Social rented	41	-32	78
Partially owned	16	0	24
Total	230	84	171

The change in the total number of domestic property units has been measured for three consecutive years and trends can therefore now be reported.

Table 5.1.5 shows the change in the total number of units in 2013 compared to 2012 and 2011. The number of administrative changes has decreased from 45 in 2011 to 29 in 2013, 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 three years ending in 2013, 68% of the increase in the total number of domestic property units have been situated within St Peter Port.

Affordable housing, i.e. social rented and partially owned housing units, (see ***Table 5.1.8***) accounted for 26.2% of the increase in the total number of domestic property units over the three years ending in 2013.

A number of affordable housing developments were completed in 2013, including those of the Guernsey Housing Association at Rue Jamouneau and Rue Sarchet.

* 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 2013, 69.5% of new units created were located in the Urban Area (see ***Figure 5.1.3***) as were 43.9% of units removed (see ***Figure 5.1.4***).

The affordable housing developments at Rue Jamouneau and Rue Sarchet can be seen in a cluster in the Urban Area in ***Figure 5.1.3***.

Figure 5.1.3: Map of units created between 2011 and 2013 inclusive

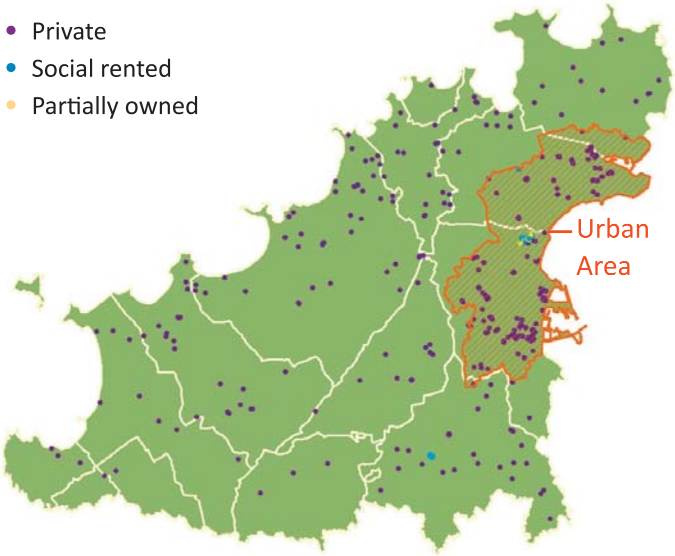
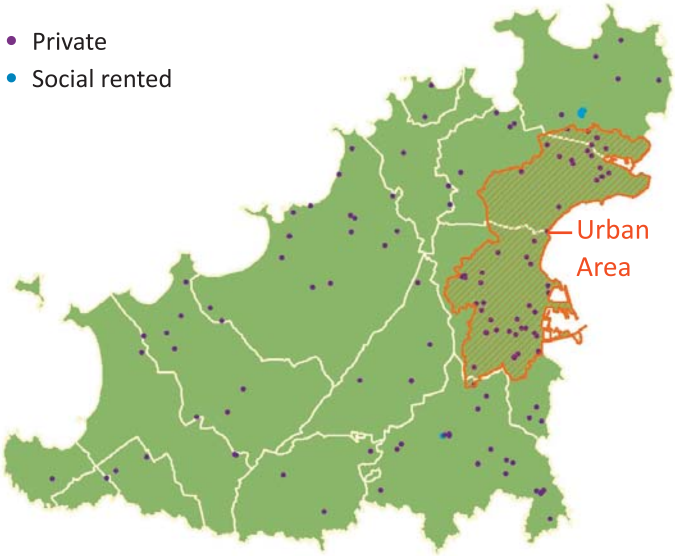


Figure 5.1.4: Map of units removed between 2011 and 2013 inclusive



6.1 Vacant units

Table 6.1.1: Type and number of bedrooms of vacant units by market

Type	No. bedrooms	2013			
		Local	Open	Total	% of Island total units
Apartment	1	50	0	50	1.7%
	2	64	1	65	3.3%
	3	6	0	6	1.5%
	4	3	0	3	3.5%
	Over 4	2	0	2	6.9%
	Unknown	22	2	24	3.0%
	Total	147	3	150	2.4%
Bungalow	1	10	1	11	1.5%
	2	24	0	24	0.9%
	3	33	0	33	0.8%
	4	13	0	13	0.9%
	Over 4	2	0	2	0.5%
	Unknown	11	0	11	1.4%
	Total	93	1	94	0.9%
House	1	8	0	8	1.4%
	2	17	1	18	0.9%
	3	32	3	35	0.9%
	4	9	3	12	0.8%
	Over 4	9	4	13	1.7%
	Unknown	15	3	18	2.4%
	Total	90	14	104	1.1%
Other	1	0	0	0	0.0%
	2	1	0	1	4.2%
	3	0	0	0	0.0%
	4	0	0	0	0.0%
	Over 4	0	0	0	0.0%
	Unknown	3	0	3	2.6%
	Total	4	0	4	1.6%
Total	1	68	1	69	1.6%
	2	106	2	108	1.6%
	3	71	3	74	0.9%
	4	25	3	28	0.9%
	Over 4	13	4	17	1.4%
	Unknown	51	5	56	2.3%
	Total	334	18	352	1.3%

The number of vacant units presented on this page is based on electricity consumption data over the year ending December 2013. Properties with low or zero electricity consumption over the year (and without other evidence to suggest that they have been occupied) are classified as vacant.

It provides a measure of the number of properties which have been vacant for a year or more, using a methodology which can be repeated on a consistent basis in order to provide comparable figures in future years. All residential use classes of domestic units (e.g. self catering and social units) are included.

In December 2013, it was calculated that 334 units (or 1.3%) of the Island's total domestic property units had been vacant for a year or more. This compares to 328 in the year ending December 2012.

Table 6.1.1 shows the number of vacant properties broken down by market, type and number of bedrooms where the information was available. There were 150 apartments, 94 bungalows and 104 houses classified as vacant.

The limited bedroom information available indicated that just under a third (30.7%, 108 units) of the vacant units were two bedroom properties.

Apartments had the highest proportion (2.4%) of vacant units across the Island, compared to 1.1% for houses, 0.9% for bungalows and 1.6% 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.

Affordable housing, staff accommodation and self catering units are included in the data, covering all domestic property units owned by individuals, businesses and the States of Guernsey. Affordable housing, in the Guernsey context, means social rented housing, partial ownership or any other scheme reliant on some form of subsidy to assist persons unable to afford to rent or purchase outright in the general housing market.

Businesses 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.

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 detatched, semi-detatched 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 detatched, semi-detatched 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.

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/fourparts*** 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 only.

Please see ***www.gov.gg/whocanliveandworkinguernsey*** for further information regarding who can occupy Open and Local Market housing on the Island.

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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