

PLANNING FREQUENTLY ASKED QUESTIONS – HOUSING MIX & TYPE

In accordance with planning policies in the Island Development Plan, 2016, where housing proposals can accommodate a variety of dwellings, it will normally be expected that the mix and type of dwellings is reflective of the demographic profile of households requiring housing.

The mix and type of dwellings required will be informed by the most up to date information available, such as Housing Needs Studies and other evidence.

What information is currently available to inform the mix and type of housing required?

At the current time, information on the mix and type of dwellings required comes primarily from the 2017 KPMG report 'Guernsey Housing Market Review'¹ which sets out the local housing requirements by number of bedrooms for the period 2014-2021.

Other information comes from the Guernsey Annual Residential Property Stock Bulletin². This Bulletin provides statistics on the Island's existing housing stock including a breakdown by number of bedrooms.

Affordable housing mix and type requirements are informed by the Housing waiting list ('Single Gateway' to social housing) and other information held by Housing and the Committee *for* Employment & Social Security.

Should other relevant information become available, then it will be taken into account as appropriate.

What requirements does the KPMG report predict?

The 2017 KPMG report sets out the local housing requirements by number of bedrooms for the period 2014-2021. The report separated the figures into the Affordable Requirement and Private Requirement as shown in [Table 1](#).

¹ The KPMG report can be viewed in full here: [KPMG Guernsey Housing Market Review, August 2017](#)

² View the most recent Bulletin in full here: [Guernsey Annual Residential Property Stock Bulletin 2018](#)

Table 1: KPMG Housing Requirements 2014-2021, from page 23 of the KPMG report

Bedrooms	Total Requirement		Affordable Requirement		Private Requirement	
	Min	Max	Min	Max	Min	Max
1	203	277	116	167	87	110
2	238	332	65	94	173	238
3	189	278	53	77	136	201
4	55	85	5	7	50	78
5+	13	23	0	0	13	23
Totals	698	995	239	345	459	650

What is the mix and type of housing currently required (September 2019)?

The figures from the KPMG report are updated annually by the Planning Service using information from the Guernsey Annual Residential Property Stock Bulletin.

Taking into account the changes to the Islands housing stock as reported, the remaining requirement for mix and type of housing is converted into a percentage that can be applied to proposals for new residential development as they come forward across the Island. For example, the increase in the number of 4+ bedroom housing since the KPMG report was published demonstrates the identified requirement for this type of housing has been met. In other words, there is 0% or no further requirement for this type of housing at this time.

Table 2 shows below shows the outcome of the updated calculations for the mix and type of private market housing 2019-2021.

Table 2: Indicative private market housing mix and type requirements for 2019-2021 by percentage

Number of Bedrooms	Indicative percentage by bedroom: Private Housing Requirement 2019-2021
1	9 – 16%
2	42.5 – 46%
3	41.5 – 45%
4	0%
5+	0%

Is there scope to vary the mix and type of housing to differ from the current requirements?

The figures in Table 2 indicate the Island’s need for 1, 2 & 3 bed units, with emphasis on two and three bed units. However, this information does not provide an insight into whether these units need to be small family homes with appropriate amenity space or apartment units suitable for people wishing to downsize. Site analysis including the assessment of the character of the surrounding area and market information would help inform the mix and type of units.

Therefore, Table 2 provides a starting point to guide discussions around the housing mix and type for individual sites based on the most up to date data available. In addition, as stated in

the IDP, it is acknowledged that in some circumstances there may be important economic or social reasons to provide a particular type of dwelling. For example, there could be an argument for providing a small number of larger family homes within a larger scheme where providing these larger homes in small numbers ensures that it is viable to provide the majority of what is needed (that is, homes of 1-3 bedrooms).

Robust information demonstrating the viability of such developments would be required to support such an argument. For the exception cases based on wider economic or social reasons, specific information to demonstrate these circumstances would be required from the applicant. Please contact the Planning Service for further information on this matter.

Contact us

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Have you visited our website? Go to <https://www.gov.gg/planningandbuilding> for additional guidance material and other planning information, or to book a pre-application discussion.

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