Guernsey Annual Residential Property Stock Bulletin

31st December 2021

Issue date 17th March 2022

The Guernsey Annual Residential Property Stock Bulletin provides a snapshot of Guernsey's domestic property stock at the end of the year and tracks how this has changed over time.

States of Guernsey
Data and Analysis

Contents

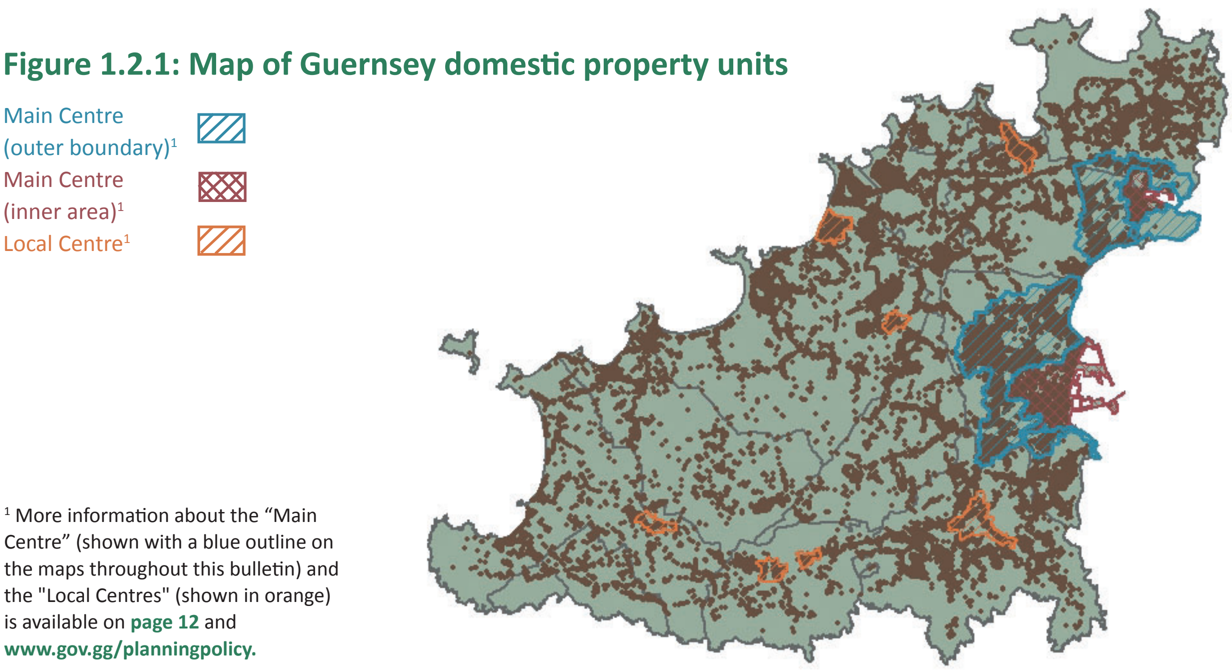
1.1 Introduction

The Guernsey Annual Residential Property Stock Bulletin provides a snapshot of Guernsey's domestic property stock. Data first became available in 2010 and is sourced from several States of Guernsey services. This data is brought together in a system which enables statistical and spatial analysis, provided by Digimap Ltd. The data analysis is performed by the Data and Analysis team, which produces this bulletin.

1.2 Headlines

- At the end of December 2021, the total number of domestic property units in Guernsey was 27,371, of which 1,602 (5.9%) were Open Market.
- During 2021, 198 new units were created and 43 units were removed, a net increase of 155 units. Of the net increase of 155, 33 units were Affordable housing.
- 75.1% of all domestic property units were houses or bungalows and 23.9% were apartments.
- Almost a third of all domestic property units (31.6%) had 3 bedrooms.
- 60.8% of the units were owner occupied, 26.7% were privately rented, 8.7% were Affordable social rented units and 0.9% were Affordable intermediate (partially owned) housing units. The remaining 2.9% of units were of other tenure types or vacant.
- 32.9% of all property units were concentrated within St Peter Port. St Peter Port also had the highest density of units, with 1,404 units per square kilometre. This is more than double the density of any other parish (see **Figure 1.2.1**)
- 4.6% of all domestic Local Market property units were conveyed in 2021, the highest in more than ten years.

Figure 1.2.1: Map of Guernsey domestic property units



[1] More information about the "Main Centre" (shown with a blue outline on the maps throughout this bulletin) and the "Local Centres" (shown in orange) is available on **page 12** and **www.gov.gg/planningpolicy.**

2.1 Domestic property units - total units and summary of annual changes

At the end of December 2021, there were 27,371 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 number of domestic property units since 2015. At the end of 2021, there were 165 (0.6%) more domestic property units than at the end of 2020. There was a net change of plus 10 administrative amendments in 2021. 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. During 2019, new information on the number of property units became available through the introduction of the new waste scheme. The figures presented in the 2019 edition of this bulletin were restated to reflect this and therefore there are no administrative amendments prior to 2020.

Of the 27,371 domestic property units, 94.1% were Local Market units and the remaining 5.9% were on the Open Market. The number of Local Market domestic property units has increased by 0.6% since 2020 and by 2.8% (702 units) since 2015 (see **Table 2.1.2** and **Figure 2.1.1**).

The number of Open Market domestic property units has increased by 0.4% since 2020, taking the total number of domestic units to 1,602 (see **Table 2.1.2** and **Figure 2.1.2**) which restored the total number to the amount seen in 2019.

More information on the change in the number of units is available in **Section 5** on **page 23.**

Table 2.1.1: Total number of units

Year	Total no. units	Net change	Administrative amendments	Annual % change in total
2015	26,667	-	0	-
2016	26,710	43	0	0.2%
2017	26,800	90	0	0.3%
2018	27,029	229	0	0.9%
2019	27,139	110	0	0.4%
2020	27,206	83	-16	0.2%
2021	27,371	155	10	0.6%

Table 2.1.2: Number of units by Market

Year	Total no. Local Market units	Annual % change in total Local Market units	Total no. Open Market units	Annual % change in total Open Market units
2015	25,067	-	1,600	-
2016	25,119	0.2%	1,591	-0.6%
2017	25,215	0.4%	1,585	-0.4%
2018	25,432	0.9%	1,597	0.8%
2019	25,537	0.4%	1,602	0.3%
2020	25,610	0.3%	1,596	-0.4%
2021	25,769	0.6%	1,602	0.4%

Figure 2.1.1: Total Local Market units

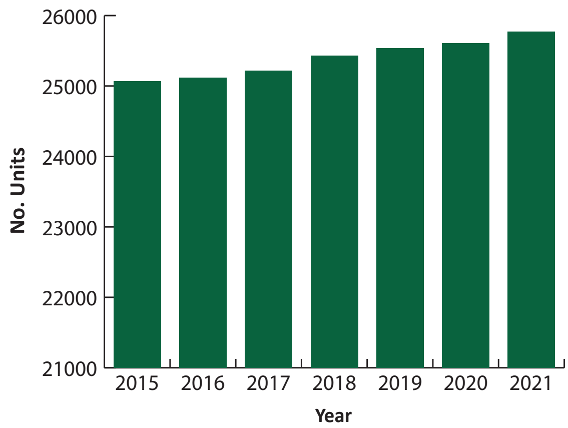
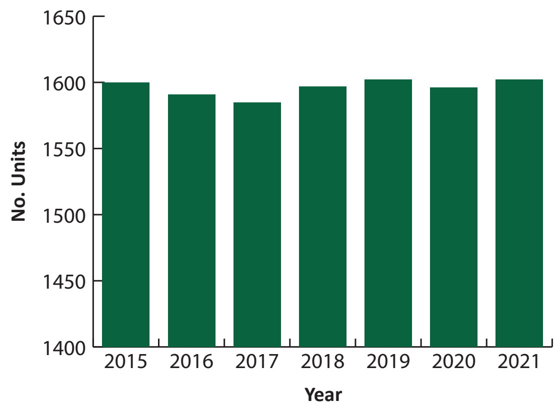


Figure 2.1.2: Total Open Market units



2.2 Domestic property units - market and type

Table 2.2.1: Number of units by type and Market

Type	2021					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
Apartment	6,368	174	6,542	24.7	10.9	23.9
Bungalow	9,900	347	10,247	38.4	21.7	37.4
House	9,240	1,058	10,298	35.9	66.0	37.6
Other	261	23	284	1.0	1.4	1.0
Total	25,769	1,602	27,371	100.0	100.0	100.0

Figure 2.2.1: Local Market units by type at 31st December 2021

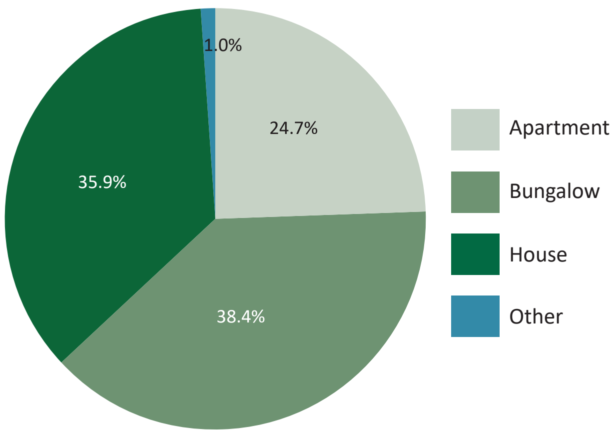
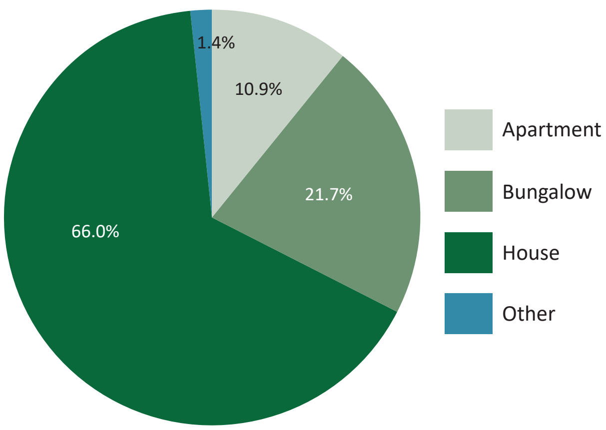


Figure 2.2.2: Open Market units by type at 31st December 2021



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

Please see **page 31** 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.

In 2021, bungalows and houses accounted for the largest proportion of domestic property units (Local and Open Market combined), houses comprised 37.6% of the total and bungalows made up 37.4%. 23.9% of all domestic 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** show the proportion of unit types that comprise the Local and Open Markets respectively. As can be seen, houses made up a larger proportion of Open Market domestic property units (66.0%), compared to Local Market units (35.9%). 38.4% of Local Market units were bungalows and 24.7% were apartments. This compares to 21.7% and 10.9% of Open Market units respectively.

More information on the number of people living in each Market can be found in the latest **Annual Electronic Census Report**, available at **www.gov.gg/population**.

2.3 Domestic property units - bedrooms

Information on the number of bedrooms per domestic property unit was originally sourced from the 2001 Census. This data was manually updated and maintained using information sourced from property sale adverts, Cadastre and other States sources. Since October 2017, this process has been automated by local IT company Cortex Technologies Limited, increasing the accuracy of bedroom information collected from Estate Agents' websites. Bedroom data is currently unavailable for 7.4% of the island's domestic property units, compared to 9.3% in 2015.

At the end of December 2021, the highest proportion of domestic property units had three bedrooms (31.6%, see **Table 2.3.1**). This is true for both Local and Open Market units, for which three bedroom units accounted for 31.8% and 28.0% respectively.

17.2% of Local Market units had one bedroom, compared to 3.9% of Open Market units at the end of December 2021. 21.6% of Open Market units had more than 4 bedrooms, compared with just 4.6% 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.

Overall, the distribution of units by number of bedrooms in both the Local and Open Market has remained relatively stable since 2015 (see **Table 2.3.2** and **Table 2.3.3**). Proportionally, the amount of units with over four bedrooms has increased the most since 2015 in both the Local and Open Market (with increases of 17% and 18% respectively). In the Local Market, the greatest numerical increase since 2015 was seen in two bedroom units (an increase of 323 units) whilst units with over four bedrooms saw the largest numerical increase in the Open Market during the same time period (54 units). These increases may be partly due to a greater coverage of bedroom information in 2021 compared to 2015.

Table 2.3.1: Number of bedrooms per unit by Market

No. bedrooms	2021					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
1	4,444	62	4,506	17.2	3.9	16.5
2	6,995	175	7,170	27.1	10.9	26.2
3	8,192	449	8,641	31.8	28.0	31.6
4	3,046	433	3,479	11.8	27.0	12.7
Over 4	1,193	346	1,539	4.6	21.6	5.6
Unknown	1,899	137	2,036	7.4	8.6	7.4
Total	25,769	1,602	27,371	100.0	100.0	100.0

Figure 2.3.1: Proportion of bedrooms per unit by Market at 31st December 2021

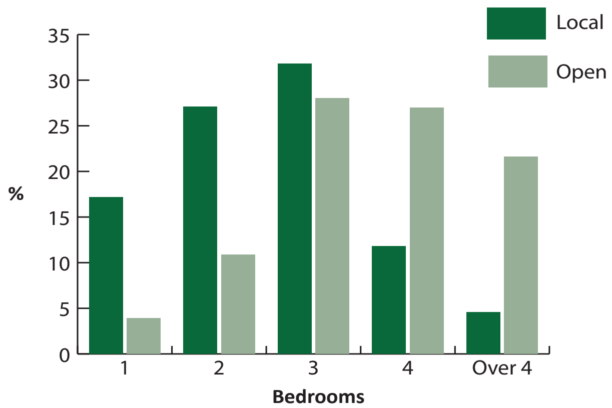


Table 2.3.2: Number of bedrooms per Local Market unit

	No. bedrooms						
	1	2	3	4	Over 4	Unknown	Total
2015	4,193	6,672	8,136	2,765	1,019	2,282	25,067
2016	4,165	6,694	8,108	2,814	1,078	2,260	25,119
2017	4,224	6,753	8,147	2,843	1,093	2,155	25,215
2018	4,277	6,808	8,172	2,899	1,123	2,153	25,432
2019	4,314	6,794	8,155	2,942	1,149	2,183	25,537
2020	4,350	6,821	8,152	2,999	1,166	2,122	25,610
2021	4,444	6,995	8,192	3,046	1,193	1,899	25,769

Table 2.3.3: Number of bedrooms per Open Market unit

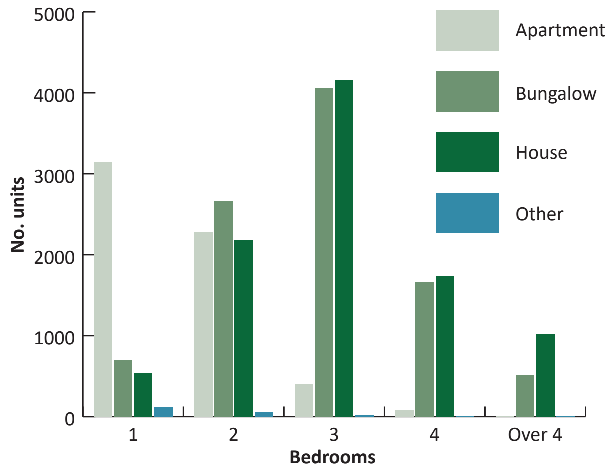
	No. bedrooms						
	1	2	3	4	Over 4	Unknown	Total
2015	59	174	475	415	292	185	1,600
2016	56	173	464	420	304	174	1,591
2017	60	180	474	406	297	168	1,585
2018	61	186	452	415	314	169	1,597
2019	57	178	441	426	329	171	1,602
2020	60	182	433	425	337	159	1,596
2021	62	175	449	433	346	137	1,602

2.4 Domestic property units - type and bedrooms

Table 2.4.1: Number of units by type, number of bedrooms per unit and Market

Type	No. bedrooms	2021			
		Local	Open	Total	% of total units
Apartment	1	3,118	23	3,141	11.5
	2	2,205	69	2,274	8.3
	3	359	41	400	1.5
	4	65	13	78	0.3
	Over 4	6	3	9	0.0
	Unknown	615	25	640	2.3
	Total	6,368	174	6,542	23.9
Bungalow	1	694	7	701	2.6
	2	2,620	46	2,666	9.7
	3	3,915	145	4,060	14.8
	4	1,563	96	1,659	6.1
	Over 4	470	39	509	1.9
	Unknown	638	14	652	2.4
	Total	9,900	347	10,247	37.4
House	1	511	30	541	2.0
	2	2,116	58	2,174	7.9
	3	3,897	262	4,159	15.2
	4	1,412	321	1,733	6.3
	Over 4	715	301	1,016	3.7
	Unknown	589	86	675	2.5
	Total	9,240	1,058	10,298	37.6
Other	1	121	2	123	0.4
	2	54	2	56	0.2
	3	21	1	22	0.1
	4	6	3	9	0.0
	Over 4	2	3	5	0.0
	Unknown	57	12	69	0.3
	Total	261	23	284	1.0

Figure 2.4.1: Number of units by number of bedrooms and type at 31st December 2021



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 2021, three bedroom houses and three bedroom bungalows made up the largest proportions of the total units (15.2% and 14.8% respectively). See **Table 2.4.1** and **Figure 2.4.1**.

One bedroom apartments and two bedroom bungalows contributed the next largest proportions (accounting for 11.5% and 9.7% of the total respectively).

Two bedroom apartments accounted for 8.3% of the total, whilst two bedroom houses made up 7.9% of the total number of units.

Please see **page 31** for more information on property types.

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 73.4% 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 2021, the largest proportion of Local Market domestic property units fell into the 101 to 150 TRP units band (29.8%). By comparison, the modal band for Open Market domestic property units was 251 to 300 TRP units (16.5%).

20.2% of Open Market domestic property units had a TRP of over 500 units, compared with just 1.3% of Local Market domestic property units. Open Market property units tend to be, in general, larger than those in the Local Market.

The overall TRP distributions presented here are broken down by property types and number of bedrooms on **pages 9, 14, 17 and 21**.

Table 2.5.1: Domestic TRP distribution by Market

Domestic TRP units	2021		
	% of Local Market units	% of Open Market units	% of total units
50 or less	1.5	0.6	1.4
51 to 100	20.3	1.0	18.9
101 to 150	29.8	2.5	27.9
151 to 200	22.7	9.9	21.8
201 to 250	12.0	13.7	12.1
251 to 300	5.7	16.5	6.5
301 to 350	3.3	12.5	3.9
351 to 400	1.8	8.5	2.2
401 to 450	1.1	7.8	1.6
451 to 500	0.6	6.8	1.0
501 to 550	0.5	3.6	0.7
551 to 600	0.3	2.7	0.4
601 to 650	0.2	2.9	0.3
651 to 700	0.1	2.6	0.3
701 to 750	0.1	2.1	0.2
751 to 800	0.1	1.6	0.2
801 to 850	<0.1	0.9	0.1
851 to 900	<0.1	0.8	0.1
901 to 950	<0.1	0.8	0.1
951 to 1000	<0.1	0.1	<0.1
Over 1000	<0.1	2.1	0.2
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 at 31st December 2021

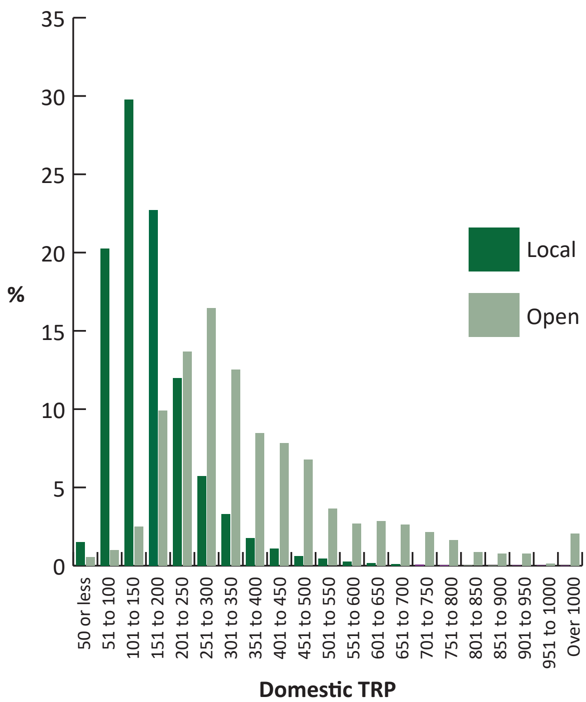


Table 2.6.1: Overall median TRP for all units

Year	Overall median TRP for all domestic property units
2015	154
2016	154
2017	154
2018	154
2019	154
2020	155
2021	155

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

Type	No. bedrooms	2021
		Median TRP
Apartment	1	65
	2	87
	3	123
	4	141
	Over 4	292*
Bungalow	1	104
	2	137
	3	165
	4	202
	Over 4	250
House	1	113
	2	114
	3	155
	4	232
	Over 4	336
Overall median for all domestic property units		155

*there are fewer than five property units in this category

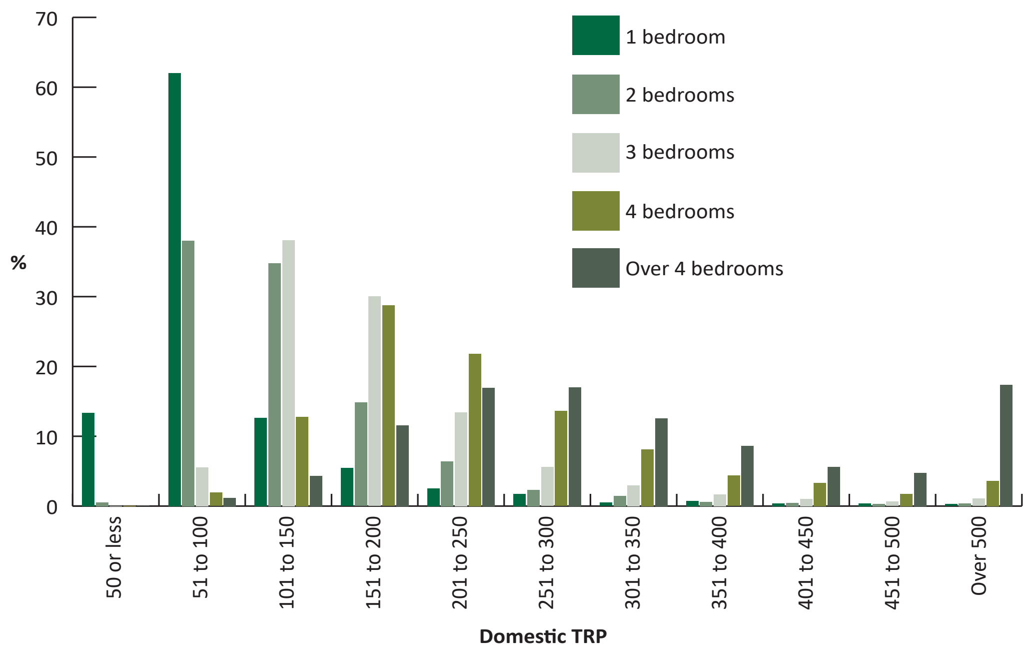
As mentioned on **page 8**, the number of domestic TRP units represent a measure of the size (based on square metres of floor area) of a domestic property unit, excluding land.

The overall median TRP per property unit was 155 at the end of December 2021. As shown in **Table 2.6.1**, the overall median has remained relatively consistent since 2015.

As expected, the number of TRP units generally increases as the number of bedrooms increases and tends to be higher for houses and bungalows than apartments (see **Table 2.6.2**).

Figure 2.6.1 shows the distribution of TRP values for domestic property units split by number of bedrooms. 62.0% of one bedroom units are concentrated within the 51 to 100 TRP units band. The distribution of units with more than one bedroom is broader. The largest concentration of TRP units for properties with over four bedrooms is within the 251-300 TRP units band (17.0%). 17.4% of properties with more than 4 bedrooms had a TRP over 500.

Figure 2.6.1: Domestic TRP distribution by number of bedrooms at 31st December 2021



2.7 Domestic property units - tenure

The tenure of domestic property units presented in this bulletin can be ascertained from Cadastre ownership information (please see **page 32** for more information on tenure.) The Affordable category is divided into "Social" (social rented) and "Intermediate" (partially owned) units. In bulletins prior to 2017, these categories were combined. The "Other" category includes staff accommodation, self-catering units and properties that are known to be vacant. More information on vacant units is provided on **page 28**.

At the end of 2021, 16,645 (60.8%) of the domestic property units in Guernsey were owner occupied (see **Table 2.7.1**). There were 7,297 (26.7%) privately rented domestic units. Affordable social and Affordable intermediate units accounted for 8.7% and 0.9% of the total respectively. The remaining 784 units (2.9%) had other tenure types.

Of the 27,371 domestic property units, 2.3% were specifically for people over the age of 55.

At the end of December 2021, 177 property units were specifically used to house key workers, 72.9% of which are categorised as staff accommodation within the "other" category in this report. The remaining 27.1% are categorised as privately rented or Affordable housing.

The proportions by tenure differ between the Local and Open Market (see **Figure 2.7.1** and **Figure 2.7.2**). **Table 2.7.2** and **Table 2.7.3** show how these have changed over the last six years.

More information on the number of people living in each tenure can be found in the **Annual Electronic Census Report** available at **www.gov.gg/population**. The **Annual Household Income Report** contains information on household incomes by tenure (see **www.gov.gg/household**).

Table 2.7.1: Number of units by tenure and Market

Tenure		2021					
		No. units			% of total units		
		Local	Open	Total	Local	Open	Total
Private Market	Owner occupied	15,575	1,070	16,645	60.4	66.8	60.8
	Rented	6,800	497	7,297	26.4	31.0	26.7
Affordable Market	Social	2,392	0	2,392	9.3	0.0	8.7
	Intermediate	253	0	253	1.0	0.0	0.9
	Other	749	35	784	2.9	2.2	2.9
	Total	25,769	1,602	27,371	100.0	100.0	100.0

Figure 2.7.1: Local Market units by tenure

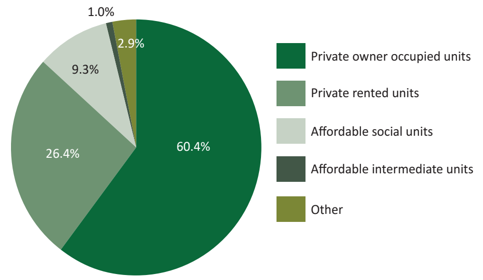


Figure 2.7.2: Open Market units by tenure

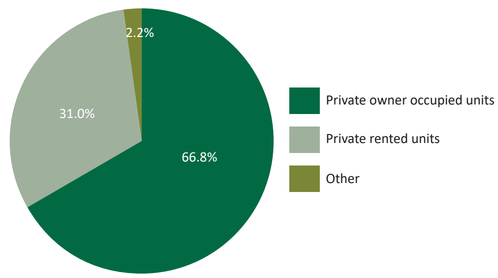


Table 2.7.2: Local Market units by tenure

	Private Market		Affordable Market		Other
	Owner occupied	Rented	Social	Intermediate	
2015	15,115	6,745	2,273	142	792
2016	15,065	6,881	2,292	154	727
2017	15,138	6,846	2,331	169	731
2018	15,179	6,968	2,346	200	739
2019	15,290	6,877	2,364	217	789
2020	15,426	6,812	2,378	226	768
2021	15,575	6,800	2,392	253	749

Table 2.7.3: Open Market units by tenure

	Private Market		Affordable Market		Other
	Owner occupied	Rented	Social	Intermediate	
2015	1,002	566	0	0	32
2016	996	568	0	0	27
2017	989	567	0	0	29
2018	1,002	562	0	0	33
2019	1,018	548	0	0	36
2020	1,048	516	0	0	32
2021	1,070	497	0	0	35

Table 2.8.1: Number and density of units by location

Parish			2021
	No. units	% of total units	No. units per km²
Castel	3,561	13.0	349
Forest	635	2.3	155
St Andrew	933	3.4	207
St Martin	2,778	10.1	379
St Peter Port	9,004	32.9	1,404
St Pierre du Bois	888	3.2	139
St Sampson	3,970	14.5	635
St Saviour	1,179	4.3	184
Torteval	407	1.5	131
Vale	4,016	14.7	450
Local Centres	1,417	5.2	1,381
Main Centre	11,082	40.5	1,872
Outside of the Centres	14,872	54.3	269
Total and overall density	27,371	100.0	430

Figure 2.8.1: Density of units by parish

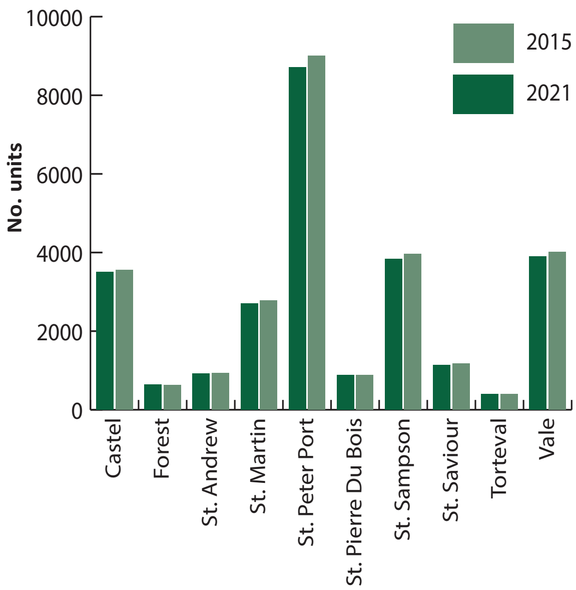


Table 2.8.2: Number of units by parish

Parish	2015	2016	2017	2018	2019	2020	2021
Castel	3,504	3,506	3,498	3,513	3,515	3,514	3,561
Forest	638	638	638	638	636	635	635
St Andrew	926	926	928	928	929	933	933
St Martin	2,704	2,729	2,754	2,760	2,761	2,759	2,778
St Peter Port	8,718	8,715	8,719	8,869	8,930	8,956	9,004
St Pierre du Bois	889	889	885	888	889	885	888
St Sampson	3,839	3,850	3,880	3,912	3,933	3,967	3,970
St Saviour	1,139	1,136	1,136	1,140	1,148	1,149	1,179
Torteval	404	402	402	406	406	406	407
Vale	3,906	3,919	3,960	3,975	3,992	4,002	4,016
Total	26,667	26,710	26,800	27,029	27,139	27,206	27,371

The information on property units can also be mapped spatially.

At the end of December 2021, 32.9% of all property units (9,004 of the total 27,371) were concentrated within the parish of St Peter Port (see **Table 2.8.1** and **Figure 2.8.1**). Torteval, the smallest parish by area, contained the smallest number of property units, at 407 (1.5%).

St Peter Port had the highest density of units, with 1,404 units per square kilometre. This is more than double the density of any other parish. The parish with the lowest density of property units was Torteval, which had 131 units per square kilometre.

The parishes of St Peter Port and Castel showed the largest increase in the number of units since 2020 (increases of 48 and 47 units respectively, see **Table 2.8.2**). St Peter Port also had the largest increase in units since 2015 (an increase of 286 units).

Table 2.8.3 on **page 12** shows the proportion of Local and Open Market units per parish. The proportion of Open Market units was highest in St Peter Port and St Martin (accounting for 9.5% and 9.4% of each parish respectively) and lowest in St Sampson, where only 1.4% of the units were Open Market.

Figures 2.8.2 and **2.8.3** on **page 12** show the distribution of Local and Open Market units spatially. 53.3% of all Open Market units in the island are situated in St Peter Port, in comparison to 31.6% of all Local Market property units.

2.8 Domestic property units - location

In 2016, the States approved the Island Development Plan (IDP), which divides the island into three main administrative areas, Main Centres, Local Centres and Outside of the Centres. These areas operate different policies for the control of development. The introduction of these Centres replaces the Urban & Rural area plans reported in this Bulletin before 2016.

In line with the 2016 IDP, the Main Centre (marked with a blue outline on the maps throughout this bulletin) covers 10% of the island's land mass. The Main Centre is comprised of an Inner and Outer area as can be seen in **Figures 2.8.2** and **2.8.3.** Throughout this Report, 'Main Centre' refers to the inner and outer areas of the Main Centre combined. Further information can be found at **www.gov.gg/planningpolicy.**

Local Centres (in orange) are comprised of 7 small existing settlements beyond the Main Centre, incorporating a range of facilities and services which support the local population and act as community focal points. The remainder of the island is referred to as 'Outside of the Centres'.

Polices outlined in the IDP allow for housing development in the Main and Local Centres. In order to conserve and enhance the area, new development is only possible Outside of the Centres by converting a redundant building or by subdividing an existing dwelling. The IDP allocates 15 sites specifically for housing which are all located in the Main Centre.

The density of residential property units per square kilometre is nearly seven times greater in the Main Centre than Outside of the Centres. At the end of December 2021, 40.5% of all units were located within the Main Centre, 5.2% in the Local Centres and 54.3% Outside of the Centres (see **Table 2.8.1** on **page 11**).

More information on the location of units that were created or removed in 2021 is provided on **pages 23 to 25**.

Table 2.8.3: Location of units by Market

Location	2021					
	No. units			% of parish total units		
	Local	Open	Total	Local	Open	Total
Castel	3,434	127	3,561	96.4	3.6	100.0
Forest	604	31	635	95.1	4.9	100.0
St Andrew	880	53	933	94.3	5.7	100.0
St Martin	2,517	261	2,778	90.6	9.4	100.0
St Peter Port	8,150	854	9,004	90.5	9.5	100.0
St Pierre du Bois	833	55	888	93.8	6.2	100.0
St Sampson	3,913	57	3,970	98.6	1.4	100.0
St Saviour	1,115	64	1,179	94.6	5.4	100.0
Torteval	387	20	407	95.1	4.9	100.0
Vale	3,936	80	4,016	98.0	2.0	100.0
Local Centres	1,381	36	1,417	97.5	2.5	100.0
Main Centre	10,417	665	11,082	94.0	6.0	100.0
Outside of the Centres	13,971	901	14,872	93.9	6.1	100.0
Total	25,769	1,602	27,371	94.1	5.9	100.0

Figure 2.8.2: Map of Local Market units

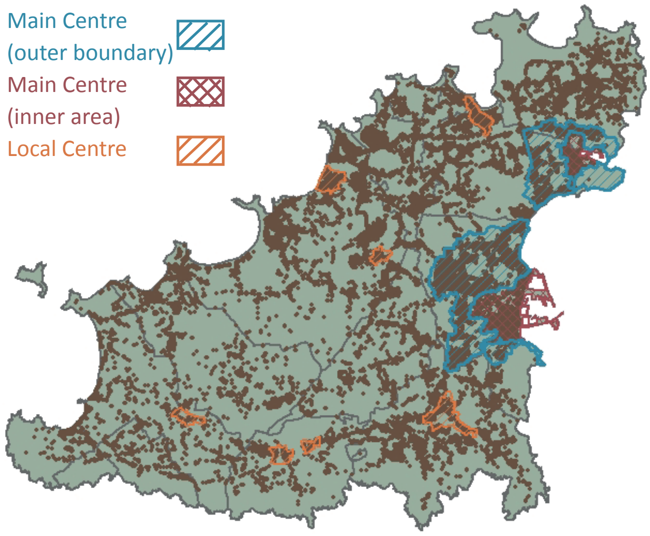


Figure 2.8.3: Map of Open Market units

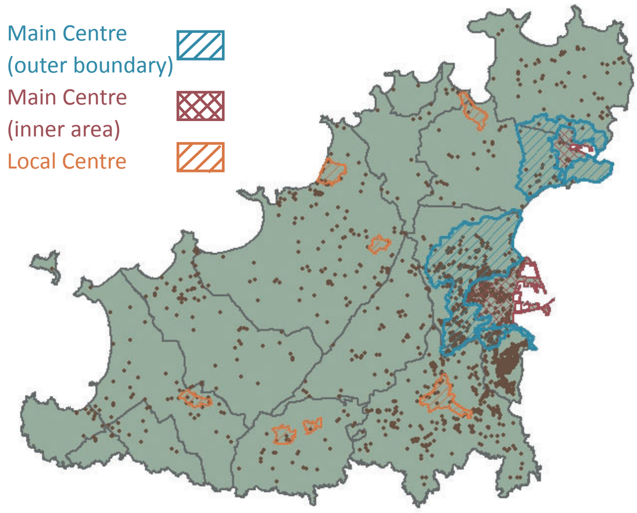


Table 2.9.1: Distribution of units by number of bedrooms and location

Location	2021					
	% of parish total units by no. bedrooms					
	1	2	3	4	Over 4	Unknown
Castel	10.9	19.9	42.3	13.6	5.5	7.7
Forest	10.9	20.9	37.2	15.1	6.3	9.6
St Andrew	5.6	19.8	36.8	18.0	11.6	8.3
St Martin	14.2	23.8	32.6	14.8	7.4	7.3
St Peter Port	25.3	30.8	22.4	9.7	4.5	7.3
St Pierre du Bois	8.2	23.2	30.0	16.8	11.0	10.8
St Sampson	17.7	28.5	33.6	10.6	3.3	6.2
St Saviour	7.4	23.2	35.0	17.2	7.1	10.1
Torteval	7.4	21.9	29.0	20.9	10.8	10.1
Vale	10.8	25.1	37.5	14.6	5.6	6.4
Local Centres	20.0	28.7	29.8	9.7	3.4	8.5
Main Centre	25.4	31.4	23.6	8.5	3.8	7.4
Outside of the Centres	9.4	22.1	37.7	16.2	7.2	7.4
Total	16.5	26.2	31.6	12.7	5.6	7.4

Table 2.9.1 shows the distribution of domestic property units by parish and number of bedrooms.

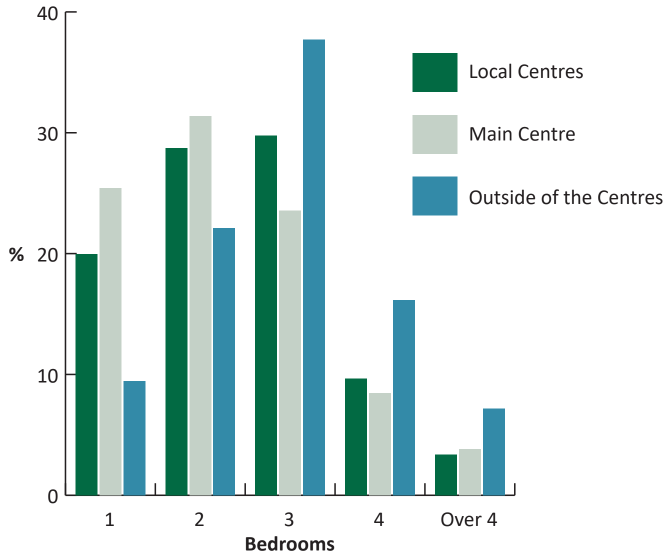
Over half (57.8%) of all domestic property units had two or three bedrooms at the end of December 2021, whilst only 5.6% had more than four bedrooms.

Three bedroom units made up the greatest proportion of all property units in every parish except St Peter Port, where there was a greater proportion of one and two bedroom property units than three bedroom units (25.3% and 30.8% versus 22.4% respectively).

It can be seen from **Figure 2.9.1** that Local and Main Centres tended to have more one and two bedroom property units (48.7% and 56.8% respectively) than Outside of the Centres (31.5%). The Main Centre had more than double the concentration of one bedroom property units than Outside of the Centres (25.4% compared with 9.4%) as at 31st December 2021.

Property units Outside of the Centres had a higher proportion with three or more bedrooms than those in the Local and Main Centres (see **Figure 2.9.1**).

Figure 2.9.1: Proportion of units by number of bedrooms and location at 31st December 2021



2.10 Domestic property units - location , TRP, type and bedrooms

Table 2.10.1 compares the median number of domestic Tax on Real Property (TRP) units (i.e size of units) by Centre, type and number of bedrooms. Please note that there are a small number of Local Centre units within each category.

The overall median number of domestic TRP units in 2021 was 155 (see **page 9**).

As described on **page 13**, property units Outside of the Centres tend to have more bedrooms than those in the Local and Main Centres, so could be expected to have a higher TRP. **Table 2.10.1** shows that in a like-for-like comparison, properties Outside of the Centres tend to be larger than those in Local and Main centres. For example, the median three bedroom house Outside of the Centres was larger by 18 TRP units than its comparator in the Local Centre and by 26 TRP units than its comparator in the Main Centre at the end of December 2021.

Overall, the median domestic TRP units Outside of the Centres was 55 units higher than in the Main Centre and 33 units higher than in the Local Centres at the end of December 2021.

The TRP distributions in **Figure 2.10.1** illustrate that 63.8% of Main Centre units fell into the 51 to 150 TRP unit bands, compared to 52.1% of Local Market units and 35.6% of units Outside of the Centres. A greater proportion of units Outside of the Centres fell into the 151 to 250 bands (40.2%) than in the Local and Main Centre (34.4% and 24.0% respectively).

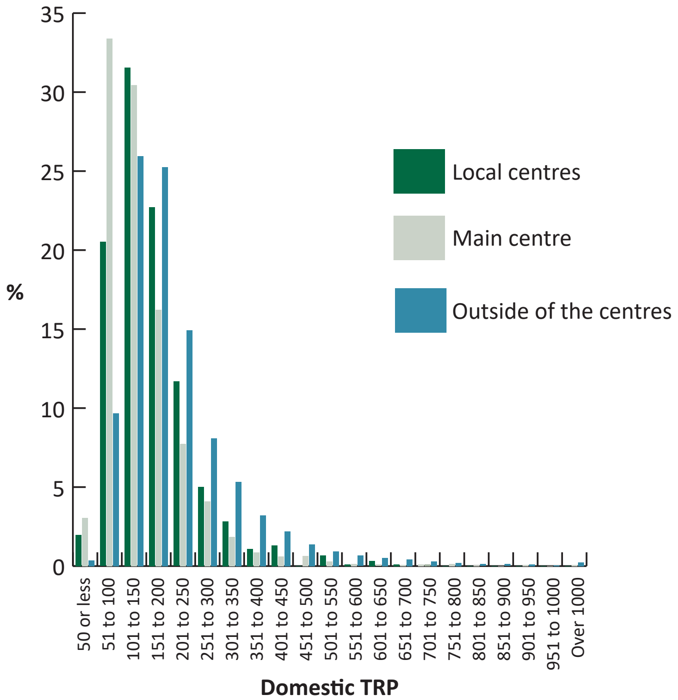
3.6% of property units Outside of the Centres had a TRP of over 500, compared to 1.3% of Local Centre units and 1.1% of units in the Main Centre.

Table 2.10.1: Domestic TRP of Local, Main and Outside of the Centre units by type and number of bedrooms

Type	No. bedrooms	2021		
		Median TRP of Local Centre units	Median TRP of Main Centre units	Median TRP of units Outside of the Centres
Apartment	1	76	64	71
	2	85	85	96
	3	124	125	115
	4	239*	141	96
	Over 4	-	350*	182*
Bungalow	1	75	78	115
	2	118	119	143
	3	160	141	169
	4	187	162	207
	Over 4	194	212	258
House	1	125	103	142
	2	107	107	140
	3	151	143	169
	4	215	201	268
	Over 4	316	273	377
All	1	79	68	94
	2	110	98	137
	3	154	142	169
	4	199	195	226
	Over 4	306	269	314
Overall median for all units		144	122	177

*there are fewer than five property units in this category

Figure 2.10.1: Domestic TRP distribution by location at 31st December 2021



3.1 Local Market units - tenure, type and number of bedrooms

Table 3.1.1: Proportion of Local Market units by type, number of bedrooms and tenure (%)

Type	No. bedrooms	2021				
		Private Market		Affordable Market		
		Owner occupied	Rented	Social	Intermediate	Other
Apartment	1	16.3	59.3	18.8	2.5	3.2
	2	28.6	55.1	9.4	1.4	5.4
	3	31.5	51.3	8.6	1.4	7.2
	4	21.5	72.3	0.0	0.0	6.2
	Over 4	50.0	50.0	0.0	0.0	0.0
	Unknown	14.1	80.8	0.8	0.0	4.2
	Total	21.3	59.6	13.0	1.8	4.3
Bungalow	1	49.0	24.4	22.6	0.6	3.5
	2	78.3	16.5	2.9	0.1	2.2
	3	86.9	11.9	0.4	0.0	0.7
	4	88.8	10.9	0.0	0.0	0.3
	Over 4	89.1	10.4	0.0	0.0	0.4
	Unknown	63.9	34.3	0.2	0.0	1.6
	Total	80.9	15.2	2.5	0.1	1.3
House	1	44.8	20.4	23.9	2.9	8.0
	2	61.0	19.2	14.7	3.0	2.2
	3	65.5	11.8	21.0	1.2	0.5
	4	83.1	12.8	3.3	0.4	0.4
	Over 4	85.6	12.3	0.0	0.0	2.1
	Unknown	55.9	38.7	0.3	0.0	5.1
	Total	67.0	15.9	14.1	1.4	1.7
Other	1	0.8	5.8	7.4	0.0	86.0
	2	14.8	14.8	1.9	1.9	66.7
	3	23.8	28.6	4.8	0.0	42.9
	4	50.0	16.7	0.0	0.0	33.3
	Over 4	0.0	50.0	0.0	0.0	50.0
	Unknown	7.0	19.3	3.5	0.0	70.2
	Total	8.0	13.0	5.0	0.4	73.6
Total	1	24.2	47.9	19.7	2.2	6.0
	2	56.9	29.5	8.5	1.4	3.7
	3	74.2	13.6	10.6	0.6	1.0
	4	84.7	13.1	1.5	0.2	0.5
	Over 4	86.7	11.8	0.0	0.0	1.5
	Unknown	43.6	50.3	0.5	0.0	5.6
	Total	60.4	26.4	9.3	1.0	2.9

Section 3 focuses on Local Market domestic property units. Local Market properties can be occupied by people who have the appropriate Residence Certificates or Employment Permits.

Table 3.1.1 shows the proportions by tenure of different types of property units at the end of December 2021. Please refer to **page 32** for more information about tenure group classifications.

In total, 59.6% of Local Market apartments were privately rented, compared with 15.2% of bungalows and 15.9% of houses.

Affordable Social and Intermediate units together comprised 15.5% of houses, 2.6% of bungalows and 14.8% of apartments in the Local Market.

For comparison with the Open Market see **Table 4.1.1** on **page 19**.

See **Table 2.7.2** on **page 10** for the number of Local Market units by tenure each year since 2015. For the number of Local Market units by type and number of bedrooms, please refer to **Table 2.4.1** on **page 7**.

3.1 Local Market units - tenure, type and number of bedrooms

The number of Local Market owner occupied, privately rented, Affordable social and Affordable intermediate (partially owned) units by type and number of bedrooms are shown in **Figures 3.1.1**, **3.1.2**, **3.1.3** and **3.1.4** respectively.

At the end of December 2021, the distributions were significantly different between each of the tenures. Owner occupied units were predominantly made up of houses and bungalows, the largest proportion of which had three bedrooms. Of the one bedroom owner occupied units, more were bungalows and apartments than houses (see **Figure 3.1.1**).

Figure 3.1.2 shows that apartments constituted the majority of privately rented units and most of these contained one or two bedrooms.

Bungalows formed a small portion of Affordable units, whilst three bedroom houses comprised the largest proportion of Affordable social units, followed by one bedroom apartments (see **Figure 3.1.3**). One bedroom apartments accounted for the largest proportion of Affordable intermediate units, followed by two bedroom houses (see **Figure 3.1.4**).

Figure 3.1.1: Number of Local Market owner occupied units by type and number of bedrooms at 31st December 2021

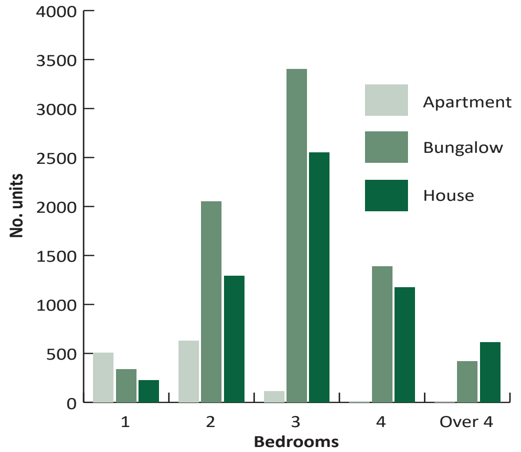


Figure 3.1.2: Number of Local Market rented units by type and number of bedrooms at 31st December 2021

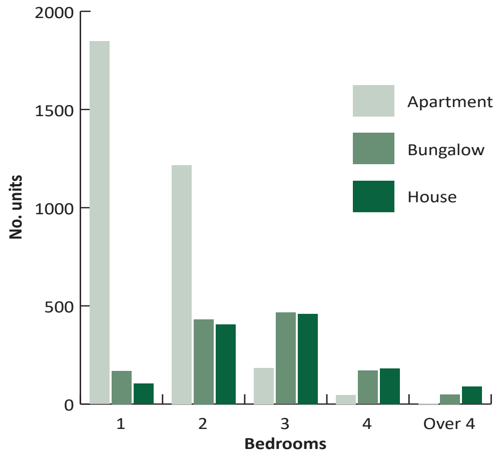
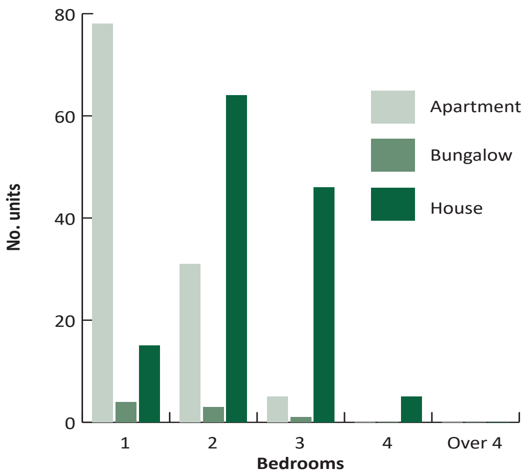


Figure 3.1.3: Number of Local Market Affordable social units by type and number of bedrooms at 31st December 2021

Figure 3.1.4: Number of Local Market Affordable intermediate units by type and number of bedrooms at 31st December 2021



3.2 Local Market units - tenure, TRP, type and number of bedrooms

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

Type	No. bedrooms	2021	
		Median TRP of Local Market owner occupied units	Median TRP of Local Market rented units
Apartment	1	65	65
	2	87	86
	3	117	125
	4	123	111
	Over 4	182*	-
Bungalow	1	112	72
	2	139	115
	3	165	148
	4	199	183
	Over 4	244	260
House	1	114	87
	2	115	104
	3	151	144
	4	213	206
	Over 4	292	297
All	1	80	66
	2	120	97
	3	158	143
	4	204	196
	Over 4	273	281
Overall median for all units		157	111

*there are fewer than five property units in this category

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	Overall
2015	80	122	158	202	267	155
2016	80	121	157	203	269	155
2017	79	121	157	204	272	155
2018	79	121	157	204	274	156
2019	79	121	158	204	274	157
2020	80	121	158	204	273	157
2021	80	120	158	204	273	157

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

	No. bedrooms					
	1	2	3	4	Over 4	Overall
2015	69	98	142	196	276	114
2016	68	98	143	193	276	113
2017	69	99	143	195	281	112
2018	68	98	143	196	264	111
2019	68	98	144	199	260	111
2020	67	98	144	198	279	111
2021	66	97	143	196	281	111

Table 3.2.1 provides the median number of domestic TRP units of Local Market owner occupied and private 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 2021, the overall median number of domestic TRP units for Local Market owner occupied units was 157 which was the same as at the end of 2020 and two units more than at the end of 2015. This compares to a median TRP of 111 for rental units, which was the same as 2020 and three units less than at the end of 2015.

Tracking these figures over time will provide an indication of changes in sizes of domestic property units. **Tables 3.2.2** and **3.2.3** show the change in the median TRP of owner occupied and rented domestic property units over the last six years. The median TRP of owner occupied domestic property units with one, three or four or more bedrooms remained the same as in 2020. The median TRP of property units with two bedrooms decreased by one TRP unit (see **Table 3.2.2**).

As shown in **Table 3.2.3**, there were decreases in the size of all domestic properties with less than five bedrooms since 2020, with their median TRP decreasing by one unit each (with the exception of four bedroom properties which decreased by two TRP units). There was an increase of two TRP units in the median TRP of rented properties with over four bedrooms compared to 2020, although it must be noted that there is a smaller number of properties within this category.

3.3 Local Market units - tenure and location

Table 3.3.1 gives the location (by parish and by Local, Main and Outside Centres) of Local Market property units by tenure. Units are mapped individually by tenure in **Figures 3.3.1** to **3.3.4**. For the purposes of this bulletin, 'Main Centre' refers to the outer and inner areas of the Main Centre combined.

In 2021, St Peter Port had the highest proportion (39.9%) of privately rented units, as well as the highest proportion of Affordable intermediate housing units (2.0%). St Martin had the highest proportion of Affordable social housing units (13.8%).

There was a higher concentration of Affordable housing units in the Local and Main Centres (18.9% and 12.2% respectively) compared with Outside of the Centres (8.0%). In the Main Centre, 47.3% of domestic property units were owner occupied, compared with 54.7% in the Local Centres and 70.8% Outside of the Centres.

Table 3.3.1: Tenure of Local Market units by location

Location	2021				
	Private Market		Affordable Market		
	Owner occupied	Rented	Social	Intermediate	Other
Castel	65.5	20.2	11.3	0.3	2.8
Forest	66.6	21.0	5.8	0.0	6.6
St Andrew	72.5	18.9	6.9	0.0	1.7
St Martin	61.6	17.1	13.8	1.1	6.4
St Peter Port	44.4	39.9	10.4	2.0	3.3
St Pierre du Bois	67.7	23.9	2.2	0.0	6.2
St Sampson	67.7	23.1	7.8	0.8	0.7
St Saviour	67.2	20.1	8.3	1.1	3.3
Torteval	77.3	20.7	0.0	0.0	2.1
Vale	72.5	18.5	7.6	0.3	1.0
Local Centres	54.7	22.2	18.1	0.8	4.2
Main Centre	47.3	37.8	10.6	1.6	2.8
Outside of the Centres	70.8	18.3	7.4	0.5	2.9
Total	60.4	26.4	9.3	1.0	2.9

Figure 3.3.1: Map of Local Market owner occupied units

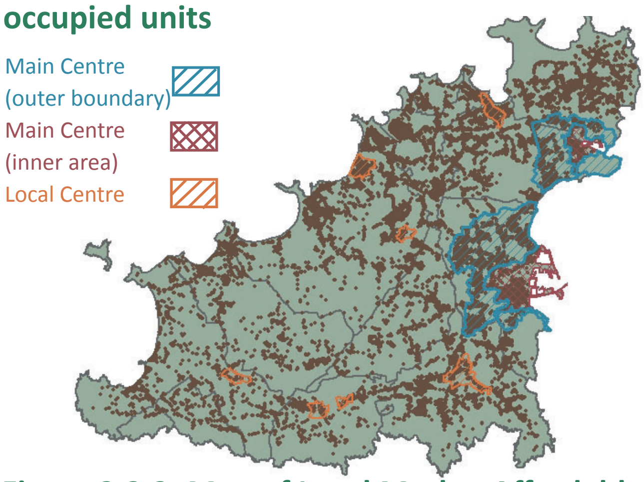


Figure 3.3.2: Map of Local Market privately rented units

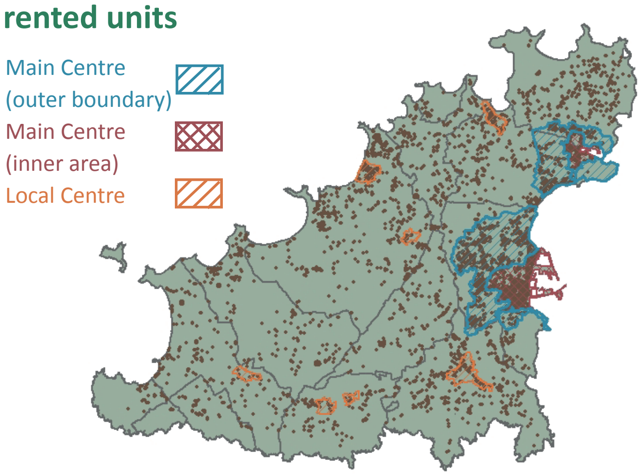


Figure 3.3.3: Map of Local Market Affordable social units

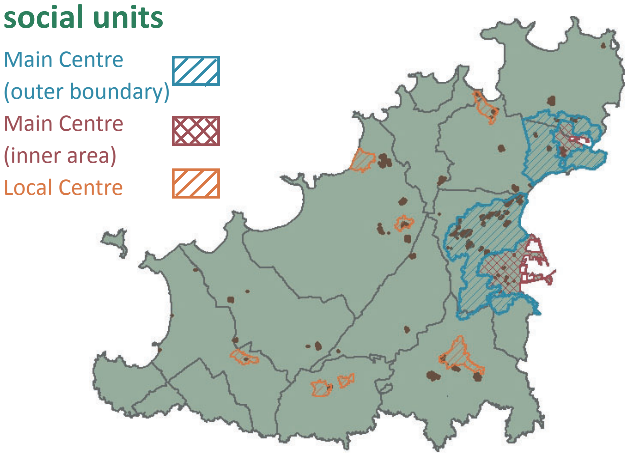
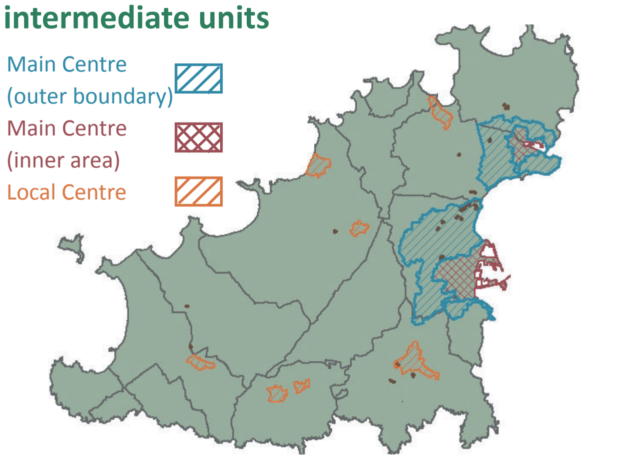


Figure 3.3.4: Map of Local Market Affordable intermediate units



4.1 Open Market units - tenure, type and number of bedrooms

Table 4.1.1: Proportion of Open Market units by type, number of bedrooms and tenure (%)

Type	No. bedrooms	2021		
		Private Market		
		Owner occupied	Rented	Other
Apartment	1	13.0	82.6	4.3
	2	34.8	63.8	1.4
	3	43.9	48.8	7.3
	4	15.4	84.6	0.0
	Over 4	0.0	100.0	0.0
	Unknown	24.0	72.0	4.0
	Total	30.5	66.1	3.4
Bungalow	1	57.1	28.6	14.3
	2	80.4	17.4	2.2
	3	71.7	28.3	0.0
	4	72.9	26.0	1.0
	Over 4	82.1	17.9	0.0
	Unknown	64.3	28.6	7.1
	Total	73.8	25.1	1.2
House	1	40.0	60.0	0.0
	2	65.5	32.8	1.7
	3	74.4	25.2	0.4
	4	71.3	27.7	0.9
	Over 4	72.1	26.6	1.3
	Unknown	75.6	23.3	1.2
	Total	71.5	27.6	0.9
Other	1	0.0	0.0	100.0
	2	0.0	0.0	100.0
	3	100.0	0.0	0.0
	4	33.3	66.7	0.0
	Over 4	0.0	0.0	0.0
	Unknown	8.3	8.3	83.3
	Total	21.7	13.0	65.2
Total	1	30.6	62.9	6.5
	2	56.6	40.6	2.9
	3	70.8	28.3	0.9
	4	69.7	29.3	0.9
	Over 4	72.5	26.0	1.4
	Unknown	59.1	31.4	9.5
	Total	66.8	31.0	2.2

Please note that some categories in **Table 4.1.1** contain low numbers of property units, particularly the “other” category.

Section 4 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 of different types of property unit by tenure at the end of December 2021. Please refer to **page 32** for more information about tenure group classifications.

In total, 66.1% of Open Market apartments were privately rented, compared to 25.1% of bungalows and 27.6% of houses.

There was a higher proportion of owner occupied bungalows and houses (73.8% and 71.5% respectively) than apartments (30.5%).

For comparison with the Local Market see **Table 3.1.1** on **page 15**.

See **Table 2.7.3** on **page 10** for the number of Open Market units by tenure each year since 2015. For the number of Open Market units by type and number of bedrooms, please refer to **Table 2.4.1** on **page 7**.

4.1 Open Market units - tenure, type and number of bedrooms

The number of Open Market owner occupied and rented units by type and number of bedrooms are shown 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 presented on **page 16**.

In December 2021, the largest proportion of owner occupied and rented Open Market bungalows were those with three bedrooms whist the greatest proportion of both owner occupied and rented houses had four bedrooms. The proportion of owner occupied houses with more than four bedrooms was higher than for rented houses.

Both owner occupied and rented Open Market apartments showed a peak in units with two bedrooms, but the proportion was greater in rented Open Market apartments (see **Figure 4.1.2**).

Figure 4.1.1: Number of Open Market owner occupied units by type and number of bedrooms at 31st December 2021

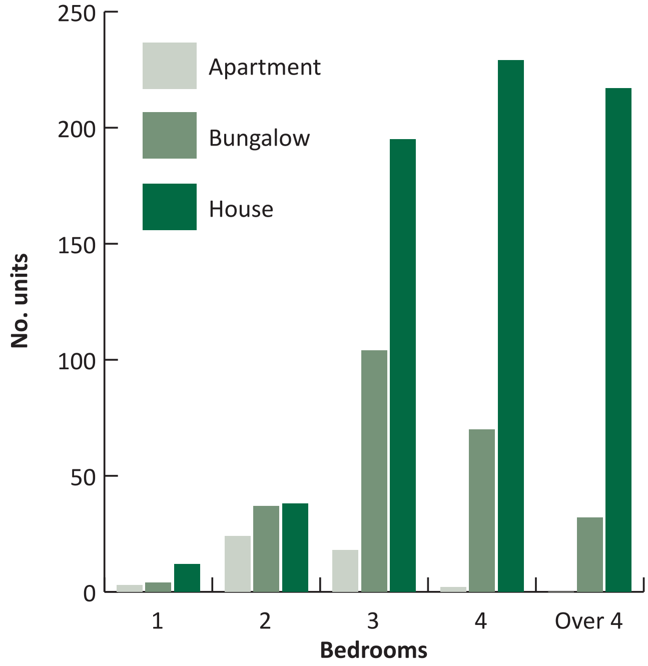
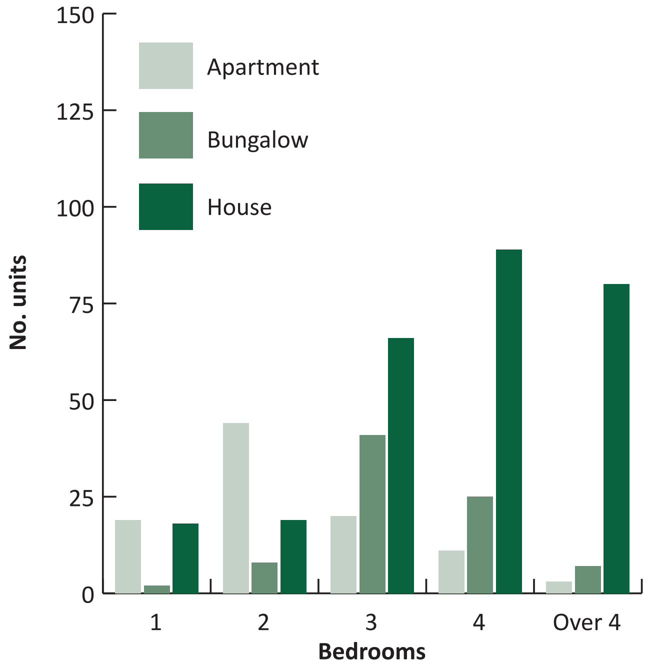


Figure 4.1.2: Number of Open Market rented units by type and number of bedrooms at 31st December 2021



4.2 Open Market units - tenure, TRP, type and number of bedrooms

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

Type	No. bedrooms	2021	
		Median TRP of Open Market owner occupied units	Median TRP of Open Market rented units
Apartment	1	106	43
	2	132	165
	3	174	174
	4	341	257
	Over 4	-	350
Bungalow	1	327	206
	2	270	284
	3	295	254
	4	327	304
	Over 4	407	542
House	1	319	266
	2	356	220
	3	301	247
	4	356	295
	Over 4	467	426
All	1	307	193
	2	249	200
	3	289	248
	4	348	299
	Over 4	459	423
Overall median for all units		342	279

Please note that some categories presented in **Table 4.2.1** contain a low number of property units.

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	Overall
2015	327	264	304	342	442	339
2016	300	261	300	342	457	340
2017	281	263	301	337	474	340
2018	300	261	297	340	460	342
2019	307	261	290	343	458	344
2020	317	250	286	347	458	341
2021	307	249	289	348	459	342

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

	No. bedrooms					
	1	2	3	4	Over 4	Overall
2015	208	214	245	289	435	275
2016	95	212	253	299	422	279
2017	95	214	254	295	422	279
2018	112	198	255	294	422	281
2019	118	196	259	290	410	275
2020	195	184	263	292	423	280
2021	193	200	248	299	423	279

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 2021, the overall median number of domestic TRP units of Open Market owner occupied properties was 342, one TRP unit more than at the end of December 2020. The median number of TRP units for rented Open Market domestic properties was 279, which was one unit less than a year earlier.

Rented bungalows and houses in the Open Market with the same number of bedrooms tend to have a consistently lower number of TRP units (i.e. are smaller in floor area) than their owner occupied equivalents.

Tables 4.2.2 and **4.2.3** show the change in the median TRP of owner occupied and rented Open Market domestic property units over the past six years. It must be noted that some categories contain a low number of properties.

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.** For the purposes of this bulletin, 'Main Centre' refers to the outer and inner areas of the Main Centre combined.

St Pierre du Bois had the highest proportion of owner occupied domestic property units (81.8%), whilst St Peter Port had the lowest (59.0%). Please note that there are a small number of Open Market units in some parishes (see **page 12**).

St Peter Port had the highest proportion of Open Market rented units (38.6%) at the end of December 2021.

As seen in the Local Market, a higher proportion of Open Market properties in the Local Centres and Outside of the Centres were owner occupied (80.6% and 73.7% respectively) compared with the Main Centre (56.7%). In the Main Centre, 40.8% of Open Market property units were rented, compared with 16.7% in the Local Centres and 24.4% Outside of the Centres.

For comparison with the Local Market see **Table 3.3.1** on **page 18**.

Table 4.3.1: Tenure of Open Market units by location

Location	2021		
	% of units		
	Owner occupied	Rented	Other
Castel	81.1	17.3	1.6
Forest	71.0	22.6	6.5
St Andrew	79.2	18.9	1.9
St Martin	73.9	23.8	2.3
St Peter Port	59.0	38.6	2.3
St Pierre du Bois	81.8	16.4	1.8
St Sampson	75.4	22.8	1.8
St Saviour	75.0	25.0	0.0
Torteval	75.0	20.0	5.0
Vale	68.8	30.0	1.3
Local Centres	80.6	16.7	2.8
Main Centre	56.7	40.8	2.6
Outside of the Centres	73.7	24.4	1.9
Total	66.8	31.0	2.2

Figure 4.3.1: Map of Open Market owner occupied units at 31st December 2021

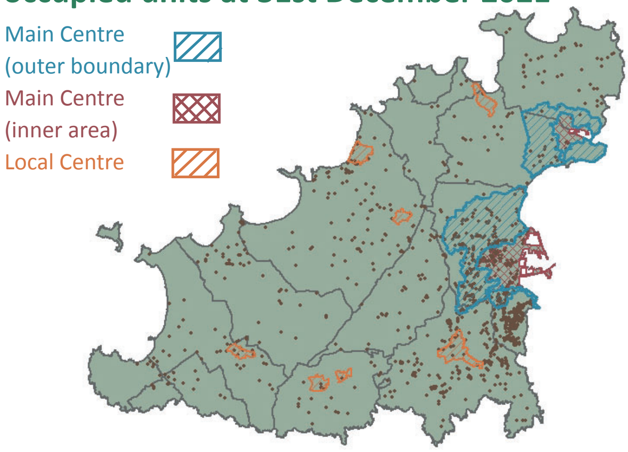
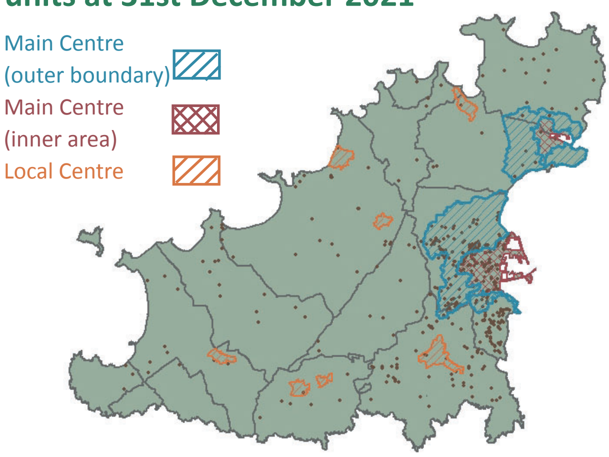


Figure 4.3.2: Map of Open Market rented units at 31st December 2021



5.1 Changes to the number of units

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

Type of change	2021		
	Plus	Minus	Net change
New build	177	0	177
Demolition	0	36	-36
Subdivision	9	0	9
Amalgamation	0	5	-5
Conversion	12	2	10
Total	198	43	155
Administrative amendments	20	10	10
Total including administrative amendments	218	53	165

Figure 5.1.1: Map of units created in 2021

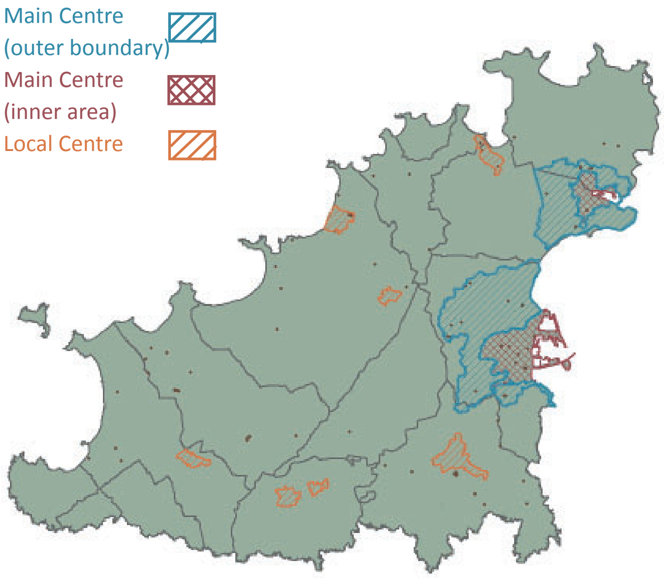
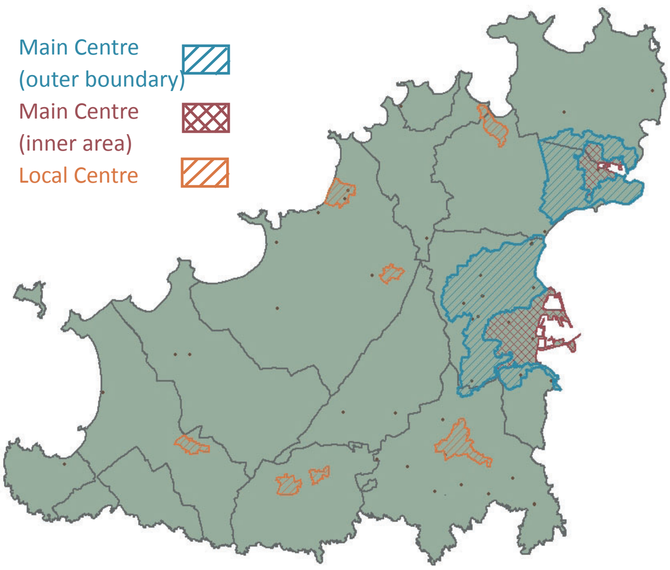


Figure 5.1.2: Map of units removed in 2021



Changes to the number of domestic property units can be recorded by the type of change, as shown in **Table 5.1.1**. It must be noted that the Bailiwick of Guernsey has had two strict lockdowns to help slow the spread of COVID-19, which impacted construction work. The first lockdown started on 25th March 2020 and restrictions were lifted in phases from 25th April to 20th June 2020. The second strict lockdown started on 23rd January 2021 and restrictions have been lifted in stages since 11th February 2021.

In this report, 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. **Figure 5.1.1** shows the location of the units created during 2020. Created units include 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 removed when the building has either been partially or completely removed or the address has been “de-activated” by Guernsey Digimap Services. Removed units include demolitions (when they have been wholly or partially razed 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 2020.

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.

Further additional units have been included or removed from the total as a result of administrative changes as further information on existing properties has become available.

5.1 Changes to the number of units

During 2021, using the definitions on page 23, 198 new units were created and 43 were removed; a net change of 155 (see Table 5.1.1 on page 23).

There was a further net increase of 10 due to administrative amendments at the end of 2021. 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 (see Table 5.1.1).

Tables 5.1.2 to 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 was the Vale (43). The second largest net change in the number of units was in St Peter Port with an overall increase of 32 units.

Overall, there was a net change of 13 units in Local Centres, compared to a net change of 4 at the end of 2020 (see Table 5.1.7 on page 25). There was a net change of 76 units in the Main Centre during 2021, and 66 Outside of the Centres, which was two units less and 65 units more than during 2020, respectively.

Of the 155 net additional units in 2021, 33 were Affordable housing units and 122 were either private market housing units (owner occupied and rented) or other housing types (staff, self-catering and vacant accommodation).

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

Location	2021			
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Castel	16	2	0	18
Forest	0	0	0	0
St Andrew	1	0	0	1
St Martin	19	0	0	19
St Peter Port	26	2	4	32
St Pierre du Bois	1	0	1	2
St Sampson	8	0	1	9
St Saviour	26	0	4	30
Torteval	1	0	0	1
Vale	43	0	0	43
Total	141	4	10	155

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

Location	2021			
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Local Centres	12	0	1	13
Main Centre	70	2	4	76
Outside of the Centres	59	2	5	66
Total	141	4	10	155

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

Location	2021			
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Affordable Market	33	0	0	33
Private Market (and other)	108	4	10	122
Total	141	4	10	155

*Net change excludes administrative amendments

5.1 Changes to the number of units

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

Change	Year						
	2015	2016	2017	2018	2019	2020	2021
Plus	185	132	131	284	184	136	198
Minus	41	89	41	55	74	53	43
Net Change	144	43	90	229	110	83	155
Admin amends	0	0	0	0	0	-16	10
Change in total no. of units	144	43	90	229	110	67	165

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

Parish	Year						
	2015	2016	2017	2018	2019	2020	2021
Castel	13	-1	20	15	2	0	18
Forest	6	0	1	0	-2	0	0
St Andrew	-4	0	2	0	1	3	1
St Martin	34	24	24	6	1	-2	19
St Peter Port	63	2	11	150	61	38	32
St Pierre du Bois	0	0	-5	3	1	-3	2
St Sampson	15	11	24	32	21	35	9
St Saviour	4	-3	-1	4	8	2	30
Torteval	0	-2	0	4	0	-1	1
Vale	13	12	14	15	17	11	43
Total	144	43	90	229	110	83	155

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

Area	Year						
	2015	2016	2017	2018	2019	2020	2021
Local Centres	28	28	1	5	-1	4	13
Main Centre	81	26	31	156	74	78	76
Outside of the Centres	35	-11	58	68	37	1	66
Total	144	43	90	229	110	83	155

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

Tenure	Year						
	2015	2016	2017	2018	2019	2020	2021
Affordable Market	54	35	57	47	69	22	33
Private Market (and other)	90	8	33	182	41	61	122
Total	144	43	90	229	110	83	155

*Net change excludes administrative amendments

Table 5.1.5 shows the change in the total number of units from 2015 to 2021. During 2021, there was an increase of 198 units, 62 more than in 2020 and 14 more than in 2019. The number of removed units was 10 less than the previous year, with a loss of 43 units. It must be noted that the Bailiwick of Guernsey has had two strict lockdowns to help slow the spread of COVID-19, which impacted construction work. The first lockdown started on 25th March 2020 and restrictions were lifted in phases from 25th April to 20th June 2020. The second strict lockdown started on 23rd January 2021 and restrictions have been lifted in stages since 11th February 2021.

During 2019, new information on the number of property units became available through the introduction of the new waste scheme. The figures presented in the 2019 edition of this bulletin were restated to reflect this and therefore there are no administrative amendments prior to 2020.

Table 5.1.6 shows the change in the total number of units by parish over time. Between December 2015 and December 2021, 41.8% of the increase in the total number of domestic property units were situated within St Peter Port. St Pierre du Bois and Torteval contributed the smallest proportion of the change over the last six years.

The Main Centre has seen the largest net increase in the number of units during every year since 2015, with the exception of 2016 and 2017 when Local Centres and Outside of the Centres had the largest net change in units respectively (see **Table 5.1.7**).

Affordable (social and intermediate) housing units, (see **Table 5.1.8**) accounted for 37.1% of the increase in the total number of domestic property units between 2015 and 2021.

5.1 Changes to the number of units

Information on properties created and removed between 2015 and 2021 are shown on the maps in **Figures 5.1.3** and **5.1.4**.

Affordable property units made up 25.5% of the total number of created units between 2015 and 2021, the remaining 74.5% were private housing units or units of other tenure types. Over half (55.7%) of the total number of units created were in the Main Centre and 7.1% in the Local Centres (see **Figure 5.1.3**).

99.5% of units removed between 2015 and 2021 were private housing units or other tenure types. 43.9% of removed units were in the Main Centre and 2.8% in the Local Centres (see **Figure 5.1.4**). Administrative amendments were not included in these calculations.

Figure 5.1.3: Map of units created between 2015 and 2021 inclusive

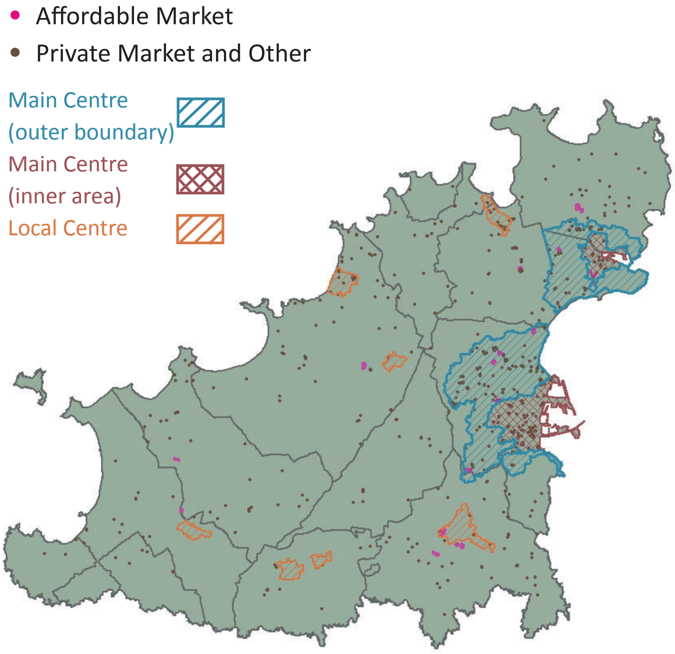


Figure 5.1.4: Map of units removed between 2015 and 2021 inclusive

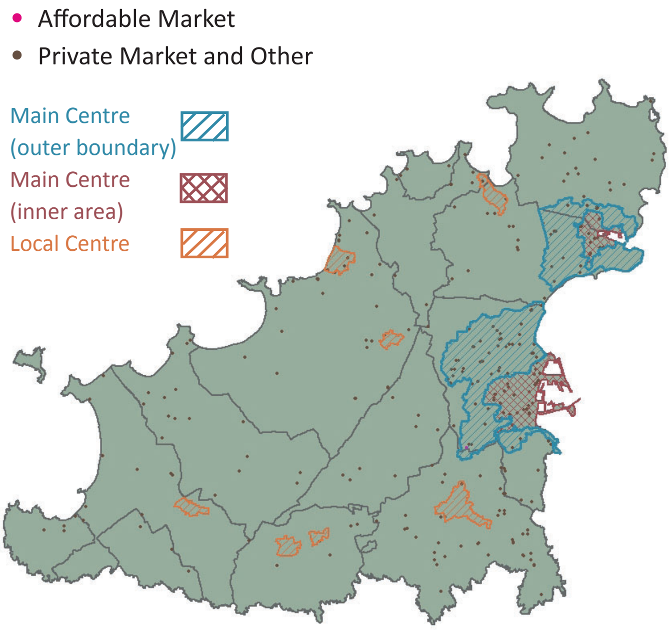
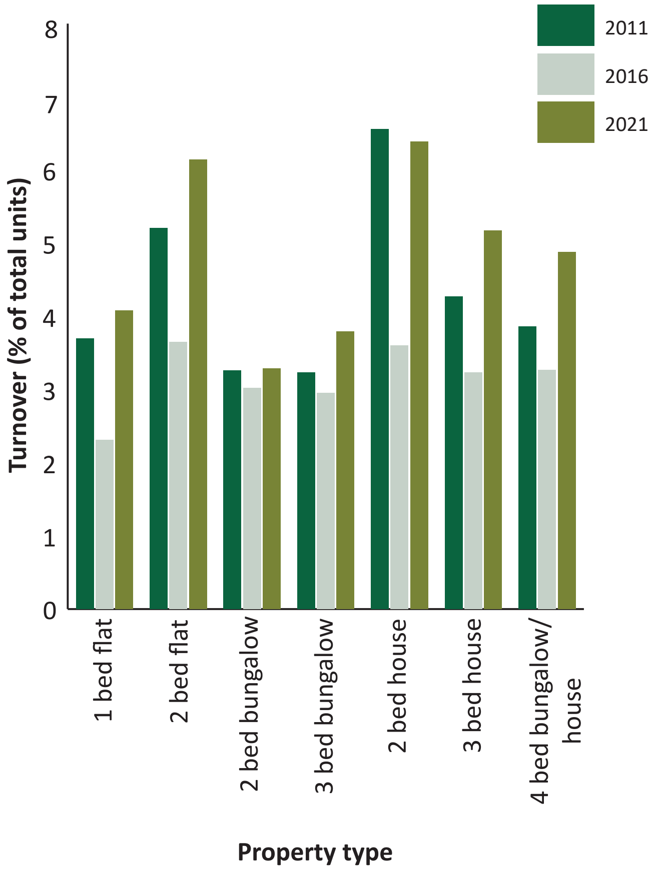


Table 6.1.1: Turnover (no. of Local Market transactions as percentage of housing stock) by type and number of bedrooms

	Percentage of total units by type and number of bedrooms							
	Apartment		Bungalow		House		Bungalow/house	Total
	1	2	2	3	2	3	4	
2014	2.8	4.1	2.3	2.0	4.2	2.7	2.8	2.8
2015	2.3	3.4	1.9	2.1	3.1	2.6	2.9	2.5
2016	2.3	3.7	3.0	2.9	3.6	3.2	3.3	3.1
2017	3.2	4.1	2.6	3.0	4.0	4.0	3.8	3.4
2018	2.9	5.0	3.1	3.1	5.4	4.0	4.9	3.9
2019	3.2	5.2	2.9	3.0	6.0	4.6	4.8	4.0
2020	4.7	6.6	3.2	3.4	6.1	5.0	4.4	4.5
2021	4.1	6.1	3.3	3.8	6.4	5.2	4.9	4.6

Figure 6.1.1: Turnover (no. of Local Market transactions as percentage of housing stock) by type and number of bedrooms



The **Residential Property Prices Bulletin** contains the number of property transactions during each quarter and can be found at **www.gov.gg/property**. This information can be used to monitor the turnover of Local Market properties; the number of conveyances as a proportion of the total stock.

Table 6.1.1 and **Figure 6.1.1** show the turnover of particular categories of property by type and number of bedrooms. The total turnover (of the categories shown in **Table 6.1.1**) in 2021 was 4.6%, the highest in more than ten years.

In 2021, two bedroom houses saw the highest turnover, at 6.4%, 2.8 percentage points higher than five years earlier in 2016 and 0.2 percentage points lower than in 2011 (see **Figure 6.1.1**). All other categories saw a higher percentage turnover in 2021 than in 2016 and 2011.

Between 2011 and 2020, two bedroom apartments and houses accounted for the highest percentage turnover by category each year. Two bedroom apartments accounted for the second highest percentage turnover in 2021, at 6.1%.

7.1 Vacant units

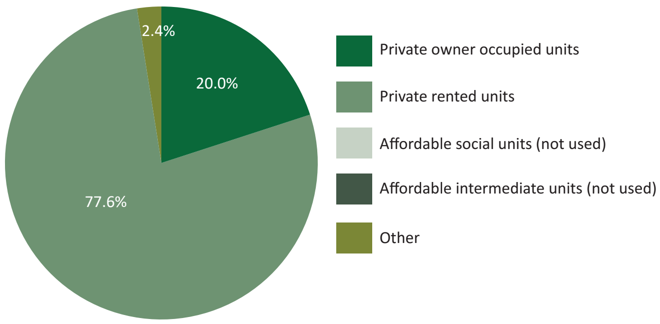
Table 7.1.1: Number of vacant units by Market

Year	No. vacant units			% of island total units
	Local	Open	Total	
2015	207	13	220	0.8
2016	130	6	136	0.5
2017	122	7	129	0.5
2018	135	13	148	0.5
2019	178	16	194	0.7
2020	163	13	176	0.6
2021	154	16	170	0.6

Table 7.1.2: Tenure of vacant units by Market

Tenure		2021			
		Local	Open	Total	% of unit
Private Market	**Owner Occupied**	29	5	34	0.2
	Rented	121	11	132	1.8
Affordable Market	**Social**	0	0	0	0.0
	Intermediate	0	0	0	0.0
Other		4	0	4	0.5
Total		154	16	170	0.6

Figure 7.1.1: Tenure of vacant units in 2021



The methodology for calculating the number of vacant domestic property units is currently being refined and therefore this data should be used with caution. It is hoped that a revised method will be in place ahead of publication of the 2022 bulletin.

Properties with low or zero electricity consumption for a year or more are matched against address data taken from the Rolling Electronic Census as at the end of March of each year. A combination of this information is used to classify properties as being vacant.

It should be noted that electricity consumption over each year ending in December was used for this classification prior to 2021. However, due to IT system changes, 2021 is calculated using electricity data for the year ending in May 2021. It is hoped that full 2021 figures, calculated using a new method, will be able to be included in the next edition of this report.

In 2021, 170 units (0.6% of the island's domestic property stock) had been vacant for a year or more. This compares with 176 in 2020 and 194 in 2019 (see **Table 7.1.1**).

Table 7.1.2 shows the number of vacant units broken down by Market and tenure. All residential tenures of domestic units (e.g. self-catering and social units) are included. In 2021, 1.8% of privately rented units (132 units) had been vacant for a year or more.

As can be seen in **Figure 7.1.1**, privately rented units made up the highest proportion of vacant units (77.6%), compared with 20.0% of owner occupied units. The remaining 2.4% of vacant properties had a tenure type of other, which includes self-catering units and staff accommodation. No Affordable housing units had been vacant for a year or more in 2021.

8.1 Specialised housing

This section provides more detail on specialised housing which exists within the private and Affordable parts of the Local Market and in the Open Market.

Specialised housing refers to units that involve some element of care; Residential and Nursing homes as well as any extra care accommodation are categorised as specialised. Specialised housing can accommodate people of any age, however some developments have age restrictions for residents. Residential and Nursing homes are not included in the data presented in any other section of this bulletin, resulting in a higher grand total of units.

At the end of 2021, 273 (1%) of the 27,393 property units, including Residential and Nursing homes, were specialised. Of these, 61.5% (168 units) were located in the Affordable market and 105 units were located in the private market, 96 in the Local Market and 9 in the Open Market (see **Figure 8.1.1**).

The proportion of specialised housing differs between the Local and Open Market. 0.6% of the total number of Open Market units were specialised compared to 1.0% of Local Market units (see **Table 8.1.1**).

In the Local Market, the number of Affordable specialised housing units has increased since 2015 (see **Table 8.1.2**) whereas the number of private specialised units has remained relatively stable. **Table 8.1.3** shows a gradual decrease in the number of specialised units in the Open Market since 2015.

Table 8.1.1: Specialised housing by Market*

Tenure		2021					
		No. units			% of total units		
		Local	Open	Total	Local	Open	Total
Specialised	Private Market	96	9	105	0.4	0.6	0.4
	Affordable Market	168	0	168	0.7	0.0	0.6
Non-specialised	Private Market	22,290	1567	23,857	86.5	97.3	87.1
	Affordable Market	2,479	0	2,479	9.6	0.0	9.0
Other		749	35	784	2.9	2.2	2.9
Total		25,782	1,611	27,393	100.0	100.0	100.0

Figure 8.1.1: Specialised housing units by Market* at 31st December 2021

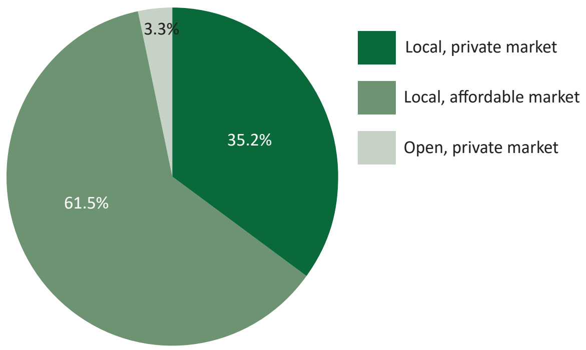


Table 8.1.2: Specialised Local Market units*

	Specialised		Non-specialised		Other
	Private Market	Affordable Market	Private Market	Affordable Market	
2015	97	119	21,775	2,298	792
2016	95	151	21,861	2,297	727
2017	98	165	21,899	2,337	731
2018	95	166	22,063	2,382	739
2019	97	166	22,082	2,417	789
2020	96	168	22,153	2,438	768
2021	96	168	22,290	2,479	749

Table 8.1.3: Specialised Open Market units*

	Specialised	Non-specialised	Other
	Private Market	Private Market	
2015	11	1,568	32
2016	10	1,564	27
2017	10	1,556	29
2018	10	1,564	33
2019	9	1,566	36
2020	9	1,564	32
2021	9	1,567	35

*including Residential and Nursing homes

8.2 Specialised housing- number of bedrooms and location

Table 8.2.1: Proportion of specialised housing units by number of bedrooms (%)

No. bedrooms	2021	
	Private Market	Affordable Market
1	20.9	38.5
2	10.3	22.3
3	0.0	0.0
4	0.0	0.0
Over 4	7.3	0.7
Unknown	0.0	0.0
Total	38.5	61.5

Table 8.2.2: Proportion of specialised housing units by type and number of bedrooms (%)

Type	No. bedrooms	2021		
		Local Market	Open Market	Total
Apartment	1	59.3	0.0	59.3
	2	32.6	0.0	32.6
Other	Over 4	4.8	3.3	8.1
Total	Total	96.7	3.3	100.0

This section focuses on specialised housing by number of bedrooms and location.

Table 8.2.1 shows that 59.3% of specialised housing units had one bedroom; 38.5% in the Affordable market. Two bedroom units accounted for 32.6% of the total specialised housing units. In total, 61.5% of all specialised housing units were located in the Affordable market (see **Table 8.2.1**).

At the end of December 2021, 91.9% of specialised units were apartments and 8.1% were Residential and/or Nursing homes. No bungalows or houses were categorised as specialised at the end of 2021 (see **Table 8.2.2**).

It can also be seen in **Table 8.2.2** that 96.7% of all specialised housing units were located in the Local Market. The remaining 3.3% of Open Market units were Residential or Nursing homes and had more than four bedrooms.

Le Grand Courtil and Nouvelle Maraitaine are located in St Martin and Vale respectively. These parishes had the highest proportion of specialised units (3.4% and 1.9% of all property units within those parishes, respectively) at the end of December 2021. St Peter Port had the third highest proportion of specialised housing units (1.0%), where Rosaire Court and Gardens is located.

At the end of December 2021, every parish contained a Residential or Nursing home with the exception of St Pierre du Bois and Forest.

9.1 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.

All domestic property units owned by individuals, businesses and the States of Guernsey are included. Business property units, which have a residential element (such as hotels, lodging houses, nursing or care homes) are not included in this data, other than **Section 8** where Residential and Nursing homes are included. Domestic units in multiple occupancy (i.e. those occupied by a number of unrelated people, typically on separate tenancy agreements) are included in this Bulletin.

Open and Local Market Units

The island's property stock is split into two categories: Open Market and Local Market and the Population Management 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/populationmanagement** for more information). The data in this bulletin, with the exception of **Section 8**, only includes private and social housing units, so any references to Open Market units relate to Open Market Part A housing, plus a small number of Open Market Part B properties which are used as staff accommodation. A small number of Open Market Part C properties are included in **Section 8** which relate to Residential and Nursing homes.

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 storeys.

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 detached, semi-detached 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 detached, semi-detached 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.

9.1 Definitions and categories used

Tenure of Domestic Property Units

The tenure describes the basis on which households occupy the property unit. The categories used are defined as follows:

The Owner Occupied category covers units which are occupied by their owners' household (and possibly also other households). This includes properties which can be purchased only by older people.

The Rented category covers units which are occupied by a household (or households) other than their owners' household. This includes properties which can be rented only by older people and sheltered accommodation. It includes properties on short- and long-term leases and could include properties owned by people who ordinarily live at a different address (either on or off island).

The Affordable category includes accommodation provided by the States of Guernsey and the Guernsey Housing Association, where the allocation criteria are based primarily on household incomes. In this report, it has been divided into Social (socially rented) and Intermediate (partially owned) units, which had previously been combined.

Specialised housing covers all units that involve an element of care. This includes all extra care accommodation provided by the States, the Guernsey Housing Association and other housing associations, where the allocation criteria are based primarily on care needs. It includes social rented, partially owned, private rented and owner occupied units, as well as Residential and Nursing homes. Residential and Nursing homes are only included in relation to Specialised housing **(Section 8)**.

The Other category includes self-catering, staff accommodation and units that are known to be vacant.

10.1 Contact details and further information

This bulletin is published annually each March, but information on property prices is published quarterly in the **Residential Property Prices Bulletin**. You may also be interested in other States of Guernsey Data and Analysis publications, which are all available online at **www.gov.gg/data**. Please contact us for further information.

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