

Housing Monitoring Report
First Quarter of 2011 (January-March)
For Information

The Figures at a Glance

Reference to 'additional dwellings' implies the net number of new dwellings. A scheme involving the net loss of a unit of accommodation results in an automatic subtraction of that unit from the statistics. For this reason, previous reports should not be used in direct comparison with the current statistics.

To date (running totals)

Full permits (work not commenced): 305 dwellings (158 urban / 147 rural)

Permission in Principle/Outline: 135 (87 urban / 48 rural)

Under Construction: 252 (202 urban / 50 rural)

Effective Housing Supply: 692 additional dwellings (447 urban / 245 rural) are under construction or have some form of permission, representing over 2 years' housing supply. There is a 65 / 35% split between the effective provision of urban and rural housing, respectively. The total housing supply figure increased marginally from the last quarter by 12 units.

The Parishes

The status of potential new housing development in each parish is illustrated below. The figures represent a running total and not just the permissions granted during the quarter.

Parish	Units upon which work has not yet started		Units under construction (c)	Total Units (a) + (c) "Pipeline figure"
	(a) All types incl. Permits	(b) Permits alone		
St Peter Port	190	114	159	349
St Sampson	61	49	46	107
Vale	57	35	17	74
Castel	38	31	11	49
St Martin	49	49	10	59
St Saviour	19	7	1	20
Forest	8	7	2	10
Torteval	3	3	1	4
St Andrew	5	3	2	7
StPierre du Bois	10	7	3	13
TOTAL	440	305	252	692

Housing Land Availability

Full permits were issued for a total of 34 units during the first quarter of 2011 without any outline permissions and a location split of 28 [82%] in the urban area and 6 [18%] rural based.

This total number of 34 dwellings was half of the previous quarter, remaining under the quarterly average total for permissions for the past five years. The largest permission was at the Coupee Lane, Cornet Street, St Peter Port for a four storey block of 10 flats.

Form of provision during the Quarter

	Urban area	Rural area	Total
New build	17	0	17
Re-development	2	0	2
Sub-division	2	1	3
Conversion	7	5	12
Loss of units	0	0	0
Total	28	6	34

Brownfield / Greenfield development

100% of new housing allowed during the quarter involved brownfield sites.

Completions

The Housing Database from which information is drawn to prepare this report allows for a calibration of planning permissions in various forms. A secondary but nevertheless important output defines level of completions from a given years permissions although not necessarily the actual year of completion. The table below records this information for a ten-year period from 1999 to 2008.

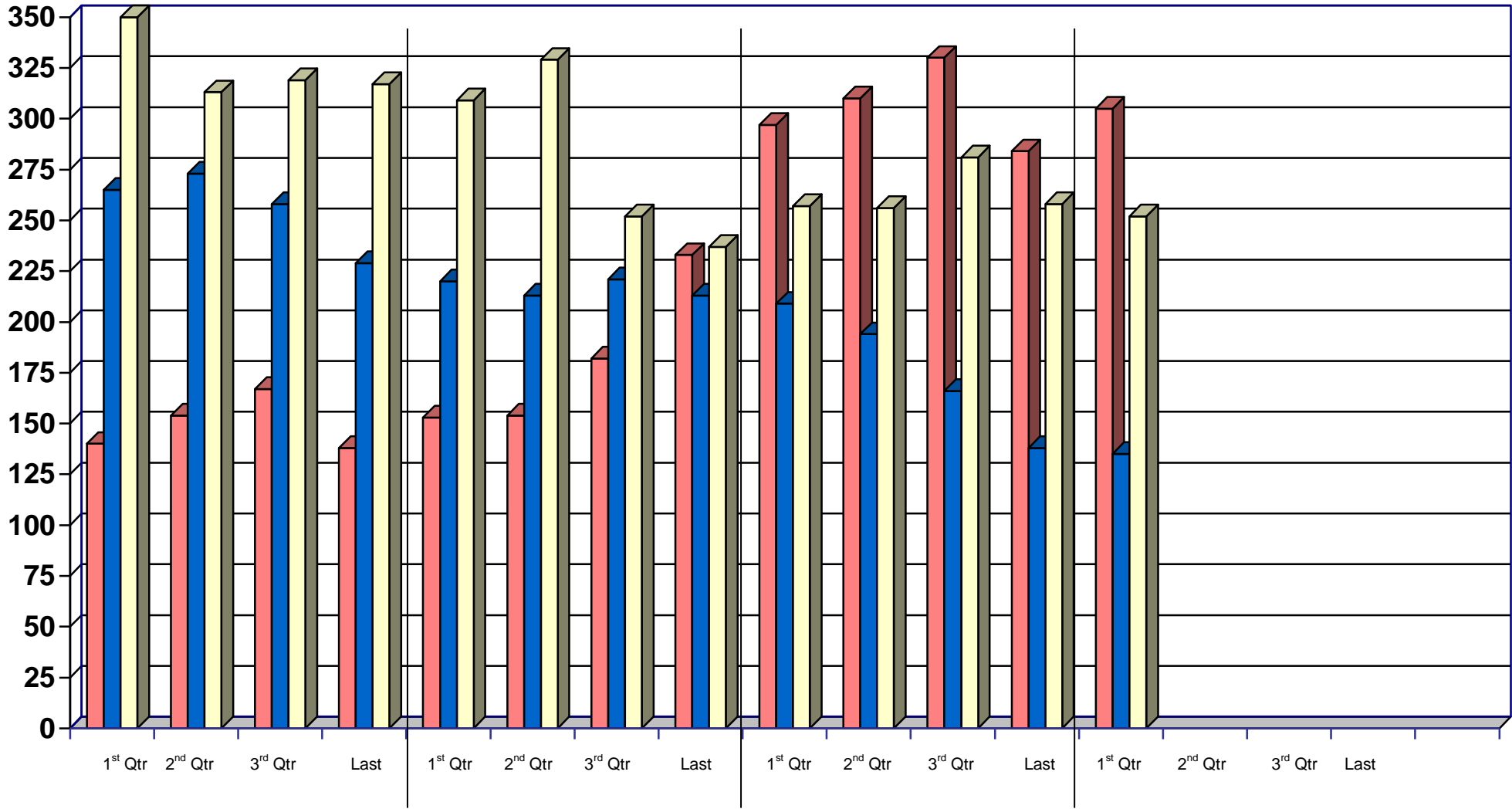
Year	Completions	Urban / Rural Split
1999	129	75 / 54
2000	258	192 / 66
2001	253	167 / 86
2002	305	238 / 67
2003	208	173 / 35
2004	135	84 / 51
2005	95	57 / 38
2006	168	145 / 23
2007	167	148 / 19
2008	144	102 / 42
Total	1,862	1,381 / 481

During the latter five-year period (2004-2008) there was a total of 709 completions, (536 urban and 173 rural-based) with an average of 142 units per year. For the whole ten-year period (1999-2008) there was a total of 1,862 completions, (1,381 urban and 481 rural-based) with an average of 186 units per year. These figures are somewhat conservative estimates for the actual number of completions during the respective five and ten year periods, due to the exclusion of completed permissions from the preceding 2/3 years which would have contributed to the overall totals.

Housing Land Availability - (Figures based on Environment Department's Housing Database) –

	Approvals during period					Running totals at end of period				<i>Grand Total</i> <i>(Potential housing stock)</i>
	Full Permits	PiPs	Total	Area		Full Permits NOT Started	PiPs	Total Not Started	Units under Construction	
				Urban	Rural					
2 0 0 8										
Jan-March	26	30	56	52	4	140	265	405	350	755
April-June	102	49	151	88	63	154	273	427	313	740
July-Sept	32	35	67	27	40	167	258	425	319	744
Oct-Dec	25	26	51	38	13	138	229	367	317	684
Total for 2008	185	140	325	205	120	138	229	367	317	684
2 0 0 9										
Jan-March	40	32	72	56	16	153	220	373	309	682
April-June	43	54	97	54	43	154	213	367	329	696
July-Sept	35	26	61	33	28	182	221	403	252	655
Oct-Dec	64	22	86	72	14	233	213	446	237	683
Total for 2009	182	134	316	215	101	233	213	446	237	683
2 0 1 0										
Jan-March	90	6	96	40	56	297	209	506	257	763
April-June	37	5	42	34	8	310	194	504	256	760
July-Sept	58	2	60	49	11	330	166	496	281	777
Oct-Dec	69	1	70	59	11	284	138	422	258	680
Total for 2010	254	14	268	182	86	284	138	422	258	680
2 0 1 1										
Jan-March	34	0	34	28	6	305	135	440	252	692
April-June										
July-Sept										
Oct-Dec										
Total for 2011										

- Please note that the number in the 'Total for 200X' row is smaller than the apparent aggregate for that year. This is because the 'Total' figure weeds out duplicate applications approved for any one scheme during that year. It is not uncommon for several permissions to be issued for a single scheme as plans are amended either before or during construction.



2008

2009

2010

2011

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