ENVIRONMENT
A STATES OF GUERNSEY GOVERNMENT DEPARTMENT

Housing Monitoring Report

First Quarter of 2012 (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): 502 dwellings (335 urban / 167 rural)

Permission in Principle/Outline: 63 (52 urban / 11 rural)

Under Construction: 151 (120 urban / 31 rural)

Effective Housing Supply: 716 additional dwellings (507 urban / 209 rural) are under construction or have some form of permission, representing an increased 2 years' housing supply than was represented by the data of the previous quarter. There is a 71 / 29% split between the effective provision of urban and rural housing, respectively. The total housing supply figure has increased by 96 units from the last quarter (or 15% of the previous pipeline figure).

The Parishes

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

Parish	Units upon which work has not yet started (a) All types incl. Permits	Units upon which work has not yet started (b) Permits alone (PMT+COU)	Units under construction (c)	**Total Units (a) + (c) "Pipeline figure"**
St Peter Port	341	300	106	**447**
St Sampson's	45	36	12	**57**
Vale	37	28	13	**50**
Câtel	40	39	10	**50**
St Martin's	74	74	4	**78**
St Saviour's	10	8	0	**10**
Forest	1	1	2	**3**
Torteval	3	3	1	**4**
St Andrew's	6	5	1	**7**
St Peter's	9	8	2	**10**
TOTAL	**565**	**502**	**151**	**716**

First Quarter Statistics 2012

Housing Land Availability

Full permits were issued for a total of 146 units during the first quarter of 2012 and a location split of 143 [98%] in the urban area and 3 [2%] rural based.

A total number of 147 dwellings were granted permission during the quarter, an increase in the number from the previous quarter, exceeding the average for the last three years. The largest permissions were for 80 units at Le Bouet redevelopment site and 35 units at the former St Martin's Hotel.

Form of provision during the Quarter

	Urban area	Rural area	Total
New build	14	0	14
Re-development	102	0	102
Sub-division	5	1	6
Conversion	24	2	26
Loss of units	-1	0	-1
Total	144	3	147

Brownfield / Greenfield development

99% 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 year's permissions although not necessarily the actual year of completion. The table below records this information for a ten-year period from 2000 to 2009.

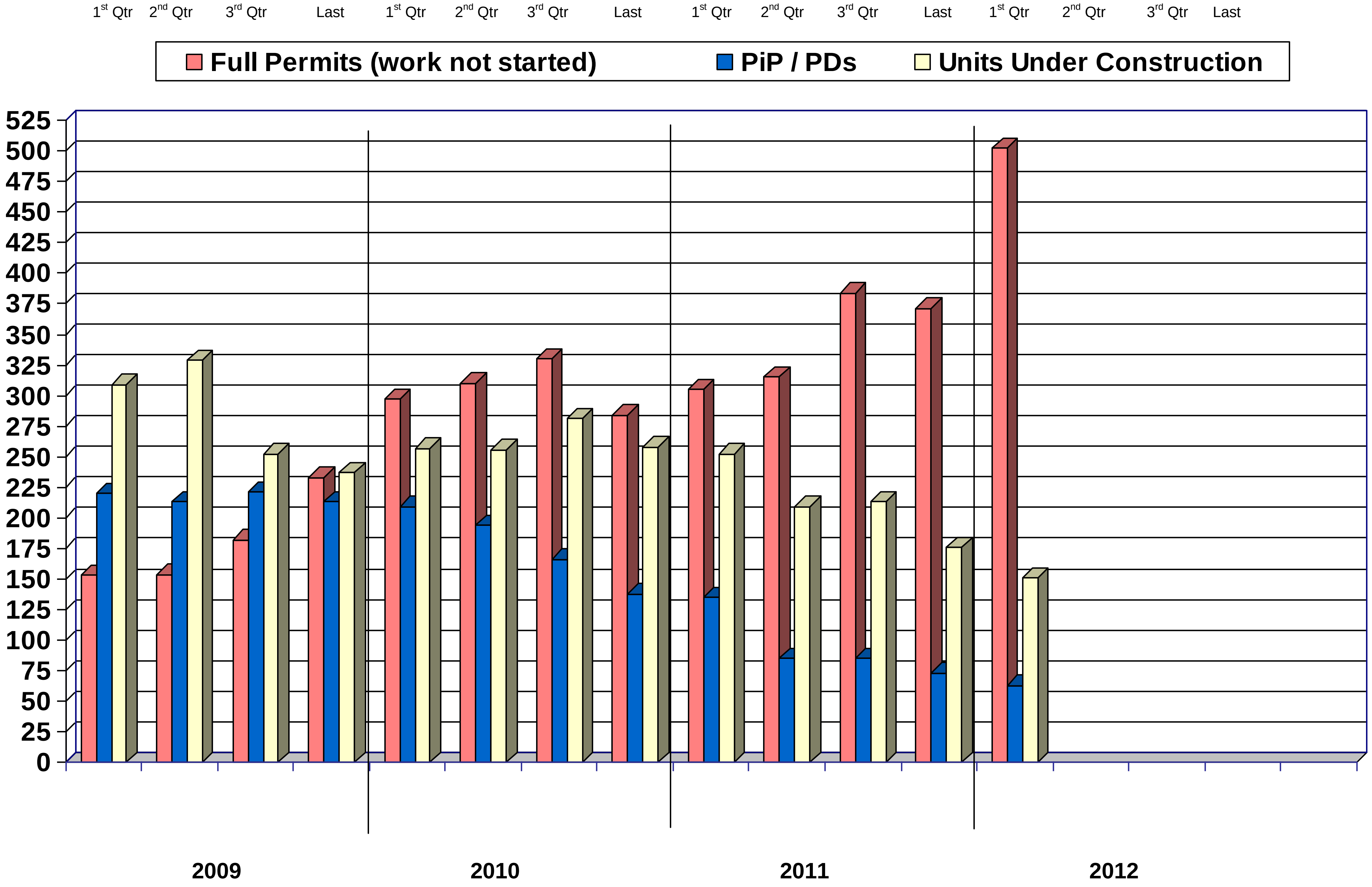
Year	Completions	Urban / Rural Split
2000	258	192 / 66
2001	253	167 / 86
2002	305	238 / 67
2003	208	173 / 35
2004	144	90 / 54
2005	100	61/ 39
2006	204	177 / 27
2007	177	148 / 29
2008	153	100 / 53
2009	160	130 / 30
Total	1,962	1,476 / 486

During the latter five-year period (2005-2009) there was a total of 794 completions, (616 urban and 178 rural-based) with an average of 159 units per year. For the whole ten-year period (2000-2009), there was a total of 1,962 completions (1,476 urban and 486 rural-based) with an average of 196 units per year. These figures are somewhat conservative estimates for the actual number of completions during the respective five and ten year periods, due to the exclusion of completed permissions from the preceding 2/3 years which would have contributed to the overall totals.

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

	Approvals during period					Running totals at end of period				
	Full Permits	PIPs	**Total**	Area: Urban	Area: Rural	Full Permits & COU NOT Started	PIPs NOT Started	**Total** Not Started	Units under Construction	***Grand Total*** *(Potential housing stock)*
2009										
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***
2010										
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***
2011										
Jan-March	34	0	**34**	28	6	305	135	**440**	252	**692**
April-June	63	0	**63**	25	38	315	85	**400**	209	**609**
July-Sept	78	0	**78**	41	37	384	85	**469**	213	**682**
Oct-Dec	67	0	**67**	55	12	371	73	**444**	176	**620**
Total for 2011	***242***	***0***	***242***	***149***	***93***	***371***	***73***	***444***	***176***	***620***
2012										
Jan-March	146	1	**147**	143	3	502	63	**565**	151	**716**
April-June										
July-Sept										
Oct-Dec										
Total for 2012										

- 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.



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