

**Housing Monitoring Report**  
**Third Quarter of 2012 (July - September)**  
**For Information**

**The Figures at a Glance**

This monitoring report refers to the net change in new dwellings, for example, a scheme to demolish one house and replace it with five flats, is counted as +4 dwellings. A scheme to demolish a house and replace it with another house involves no net gain in dwellings and is counted as 0. A dwelling is defined as a self contained unit of accommodation, i.e. where the dwelling is designed for the occupants to share the kitchen, bathrooms and living rooms.

**Approvals to date (running totals)**

Policy HO1 in the Urban Area Plan requires the Environment Department to ensure that a two-year housing supply is 'effectively available for housing development' at any one time. Given the current annual target is 300 additional new homes per year, this equates to 600 new homes.

Dwellings are deemed to be effectively available (in the pipeline) where planning permission has been granted but the development is not yet complete, and where the development of new housing is acceptable in principle. The figures below demonstrate the number of new dwellings in the pipeline this quarter:

Full permits (work not commenced): 354 dwellings (250 urban / 104 rural)

Permission in Principle/Outline: 49 (39 urban / 10 rural)

Under Construction: 348 (279 urban / 69 rural)

**Effective Housing Supply:** 751 additional dwellings (568 urban, 183 rural) are under construction or have some form of permission, representing a slight increase in the 2 years' housing supply than the previous quarter. There is a 76 / 24% split between the housing supply arising from urban and rural areas, respectively. The total housing supply figure has increased by 46 dwellings from the last quarter (or 6.5% from the previous pipeline figure).

46% of the pipeline is under construction, this is in comparison to 69% in quarter 3 in 2011.

## The Parishes

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

Parish	Dwellings upon which work has not yet started		Dwellings under construction (c)	Total Dwellings (a) + (c) "Pipeline figure"
	(a) All types incl. Permits	(b) Permits alone (PMT+COU)		
St Peter Port	241	210	256	497
St Sampson's	48	40	17	65
Vale	31	25	19	50
Câtel	26	25	15	41
St Martin's	38	38	29	67
St Saviour's	5	3	5	10
Forest	1	1	2	3
Torteval	1	1	1	2
St Andrew's	4	3	1	5
St Peter's	8	8	3	11
<b>TOTAL</b>	<b>403</b>	<b>354</b>	<b>348</b>	<b>751</b>

## Third Quarter Statistics 2012

### Approvals this quarter

Full permits were issued for a total of 86 additional dwellings during the third quarter of 2012 with a split of 82 [95%] in the urban area and 4 [5%] in the rural area.

This is above the average for approvals by quarter over the past 3 years. The majority of the new dwellings come from 3 larger permissions, particularly the approval of 40 dwellings on the former Boys Grammar School Site on Brock Road. In addition 11 units were approved at Holy Trinity Church Hall on Park Square in St Peter Port, a site that has been vacant for many years and on which construction has already begun. The third largest permission is for 8 units at La Mare Pellees Road in Vale on a site where the existing house is to be demolished with 9 new dwellings being built.

No outline permissions were given this quarter.

### Form of provision during the Quarter

	Urban area	Rural area	Total
New build	5	0	5
Re-development	57	0	57
Sub-division	5	1	6
Conversion	15	3	18
Loss of units	0	0	0
<b>Total</b>	<b>82</b>	<b>4</b>	<b>86</b>

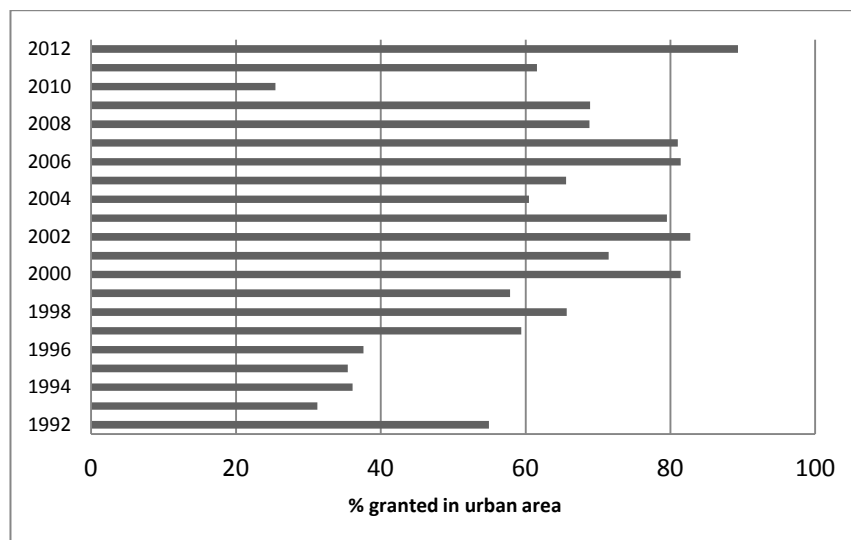
### Brownfield / Greenfield development

The Urban Area Plan and Rural Area Plan only allow the development of greenfield sites in exceptional circumstances, therefore approvals on greenfield sites are closely monitored.

3 dwellings were approved on a greenfield site within the area zoned as Housing Target Area at land adjacent to Greenway on Belgrave Lane in St Sampson, representing 3.5% of new housing permitted during this quarter.

**Urban/Rural development**

Whilst the Urban Area Plan makes provision for 90% of the housing requirement to come forward in the urban area, this is not to be interpreted as a target. However, it is usual to monitor the balance of provision between the urban and rural areas. The percentage of dwellings approved in the urban area is recorded below. It is noticeable that since 2000 the proportion of new dwellings within the urban area is higher than the preceding 8 years. 2010 is an anomaly due to the number of dwellings demolished at the Bouet.



**Take up of permissions and completions**

Whilst the target set in the UAP relates to the number of permissions granted, it is also useful to monitor how many of these permissions get built (are taken up) and how many dwellings this results in. The table below sets out the number of dwellings that have been constructed or are under construction from that given year's permissions (i.e. it does not relate to the year in which they were built). The second column sets out the percentage of dwellings that have been built as a proportion of the total number of dwellings granted permission. The third column sets out the percentage of applications that have been taken up. Because developers are given 3 years in which to start development once planning permission has been granted, the figures for 2010 onwards are the totals to date.

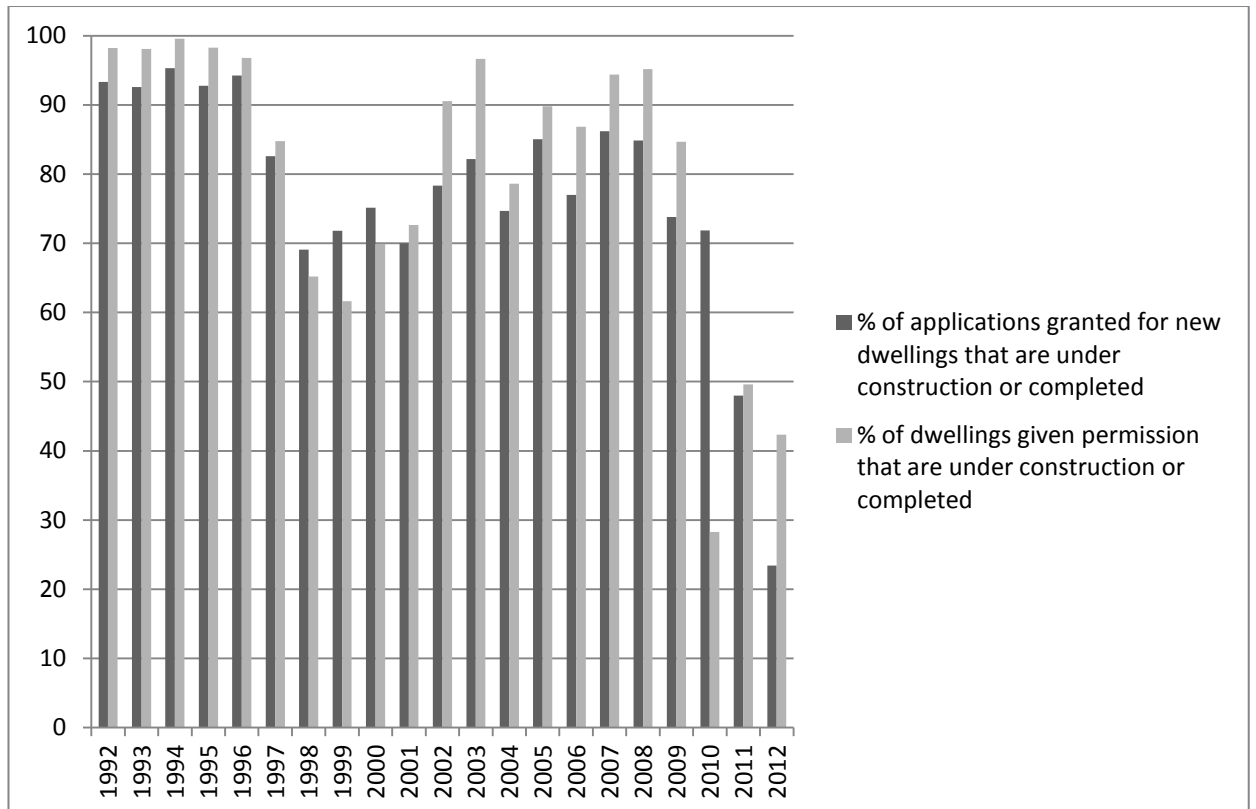
Year	No of dwellings constructed or under construction from the applications granted in the given year	% dwellings take up as a proportion of the total no. of dwellings granted permission	% applications granted for new applications that are under construction or complete
2000	414	70	75
2001	364	73	70
2002	498	91	78
2003	231	97	82
2004	169	79	75
2005	141	90	85
2006	224	87	77
2007	184	94	86
2008	177	95	85
2009	215	85	74
2010	30*	28*	72
2011	120	50	48
2012	127	42	23
Total	2894		

\*The low figure is explained by permission being granted for demolition of the Bouet in 2010 and permission being given for the redevelopment of the Bouet in 2011.

From the permissions given during the five-year period 2005-2009 there were a total of 941 completions, with an average of 188 units per year. From the permissions given between 2000 and 2009, there were a total of 2,894 completions with an average of 201 units per year. This indicates that in more recent years fewer than average units have been built.

The table also shows that after 1 year of being granted permission approximately a quarter of applications for residential development are taken up, after 2 years approximately half of applications are taken up and after 3 years over three quarters of applications are taken up.

This information is available for a 21 year period and is shown in the graph below.



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

	Approvals during period					Running totals at end of period				<i><b>Grand Total</b></i> <i>(Potential housing stock)</i>
	Full Permits	PIPs	Total	Area		Full Permits & COU NOT Started	PIPs NOT Started	Total Not Started	Units under Construction	
				Urban	Rural					
<b>2009</b>										
Jan-March	40	32	<b>72</b>	56	16	153	220	<b>373</b>	309	<b>682</b>
April-June	43	54	<b>97</b>	54	43	154	213	<b>367</b>	329	<b>696</b>
July-Sept	35	26	<b>61</b>	33	28	182	221	<b>403</b>	252	<b>655</b>
Oct-Dec	64	22	<b>86</b>	72	14	233	213	<b>446</b>	237	<b>683</b>
<b>Total for 2009</b>	<b>182</b>	<b>134</b>	<b>316</b>	<b>215</b>	<b>101</b>	<b>233</b>	<b>213</b>	<b>446</b>	<b>237</b>	<b>683</b>
<b>2010</b>										
Jan-March	90	6	<b>96</b>	40	56	297	209	<b>506</b>	257	<b>763</b>
April-June	37	5	<b>42</b>	34	8	310	194	<b>504</b>	256	<b>760</b>
July-Sept	58	2	<b>60</b>	49	11	330	166	<b>496</b>	281	<b>777</b>
Oct-Dec	69	1	<b>70</b>	59	11	284	138	<b>422</b>	258	<b>680</b>
<b>Total for 2010</b>	<b>254</b>	<b>14</b>	<b>268</b>	<b>182</b>	<b>86</b>	<b>284</b>	<b>138</b>	<b>422</b>	<b>258</b>	<b>680</b>
<b>2011</b>										
Jan-March	34	0	<b>34</b>	28	6	305	135	<b>440</b>	252	<b>692</b>
April-June	63	0	<b>63</b>	25	38	315	85	<b>400</b>	209	<b>609</b>
July-Sept	78	0	<b>78</b>	41	37	384	85	<b>469</b>	213	<b>682</b>
Oct-Dec	67	0	<b>67</b>	55	12	371	73	<b>444</b>	176	<b>620</b>
<b>Total for 2011</b>	<b>242</b>	<b>0</b>	<b>242</b>	<b>149</b>	<b>93</b>	<b>371</b>	<b>73</b>	<b>444</b>	<b>176</b>	<b>620</b>
<b>2012</b>										
Jan-March	146	1	<b>147</b>	143	3	502	63	<b>565</b>	151	<b>716</b>
April-June	43	19	<b>62</b>	48	14	287	80	<b>367</b>	338	<b>705</b>
July-Sept	86	0	<b>86</b>	82	4	354	49	<b>403</b>	348	<b>751</b>
Oct-Dec										
<b>Total for 2012</b>										

- 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.

Full Permits (work not started)

PiP / PDs

Units Under Construction

