

Housing Monitoring Report

Fourth Quarter of 2012 (September - December)

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): 422 dwellings (296 urban / 126 rural)

Outline permissions: 47 (37 urban / 10 rural)

Under Construction: 327 (276 urban / 51 rural)

Effective Housing Supply: 796 additional dwellings (609 urban, 187 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 77 / 23% split between the housing supply arising from urban and rural areas, respectively. The total housing supply figure has increased by 45 units from the last quarter.

41% of the pipeline is under construction, this is in comparison to 28% in quarter 4 in 2011.

Comparison to other jurisdictions is not always easy due to different ways in which data is collected and the frequency at which it is reported. However a number of UK local authorities also monitor the percentage of their pipeline under construction.

Chiltern District Council	March 2012	48%
Cotswold District Council	2010	17%
St Albans	April 2010	36%
North Norfolk	March 2012	35%

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		Units under construction (c)	Total Units (a) + (c) "Pipeline figure"
	(a) All types incl. Permits	(b) Permits alone (PMT+COU)		
St Peter Port	284	253	259	512
St Sampson's	51	45	12	57
Vale	34	28	23	57
Câtel	25	24	15	40
St Martin's	51	51	5	56
St Saviour's	7	5	5	12
Forest	2	2	2	4
Torteval	1	1	1	2
St Andrew's	4	3	1	5
St Peter's	10	10	4	14
TOTAL	469	422	327	796

Fourth Quarter Statistics 2012

Approvals this quarter

Full permits were issued for a total of 105 additional dwellings during the fourth quarter of 2012 with a split of 59 [56%] in the urban area and 46 [44%] 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 4 permissions, the approval of 33 dwellings at Guernsey Brewery, 19 dwellings on Les Ozouets Road in St Peter Port, 14 dwellings at British Legion Hall in St Martins by Guernsey Housing Association and 12 dwellings at Hotel les Carterets, Cobo.

No outline permissions were given this quarter.

Form of provision during the Quarter

	Urban area	Rural area	Total
New build	3	0	3
Re-development	53	14	67
Sub-division	3	5	8
Conversion	0	27	27
Loss of units	0	0	0
Total	59	46	105

Brownfield / Greenfield development

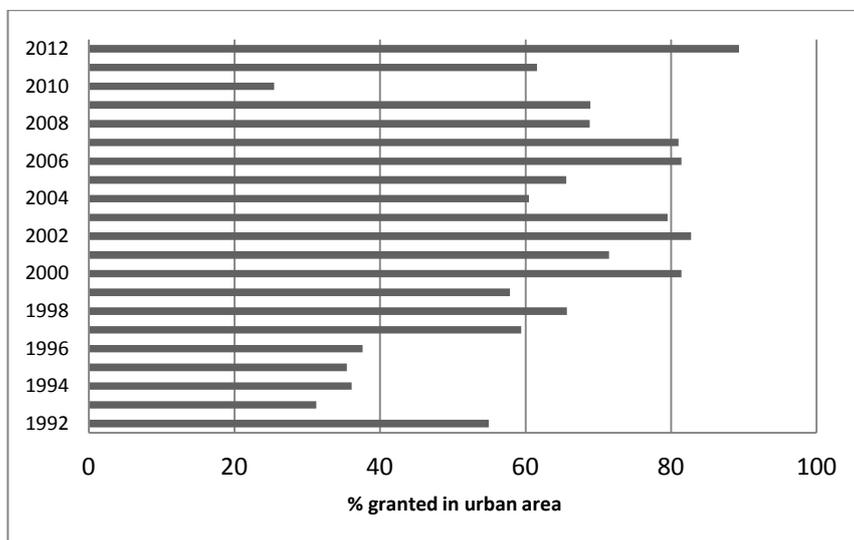
The Urban Area Plan and Rural Area Plan only allow the development of greenfield sites in exceptional circumstances, therefore approvals on greenfield sites are closely monitored.

0 dwellings were permitted on greenfield sites this quarter.

Long Term Trends

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 useful 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 were approved in the given year (column 2) and how many of those have been constructed or are under construction (column 3) (i.e. it does not relate to the year in which they were built). Column 4 sets out the percentage of dwellings that have been built as a proportion of the total number of dwellings granted permission. 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. For example, of the 592 additional dwellings given permission in 2000, 416 of those are under construction or have been constructed.

The table also shows that after 1 year of being granted permission approximately a third 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.

Year	No. of dwellings approved in the given 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
2000	595	416	70
2001	502	364	73
2002	551	498	91
2003	239	231	97
2004	215	169	79
2005	157	141	90
2006	258	224	87
2007	195	184	94
2008	186	177	95
2009	249	216	87
2010	109	33*	30*
2011	230	121	53

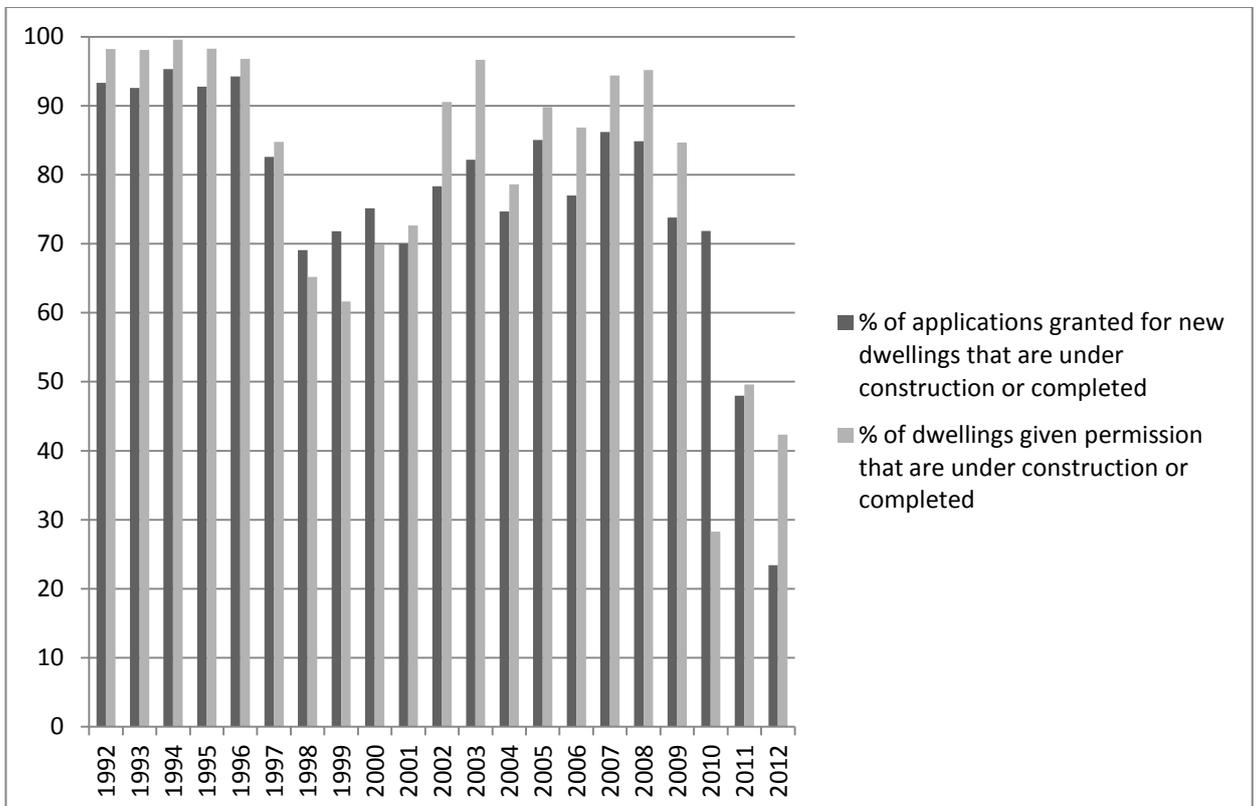
2012	403	159	39
Total	3889	2933	75

*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.

It is also of interest to note what proportion of planning permissions for new residential development are implemented. This is set out in the table below.

Year	No. of planning permissions involving new dwellings	No. of planning permissions that have been implemented from the permissions given in that year	% applications granted for new dwellings that have been implemented
2000	159	118	75
2001	221	154	70
2002	167	130	78
2003	129	106	82
2004	162	121	75
2005	127	108	85
2006	126	97	77
2007	87	75	86
2008	99	85	86
2009	126	94	75
2010	128	94	73
2011	122	60	49
2012	130	38	29
Total	1761	1263	72

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>Grand Total</i> <i>(Potential housing stock)</i>
	Full Permits	Outline consents	Total	Area		Full Permits & COU NOT Started	Outline consents	Total Not Started	Units under Construction	
				Urban	Rural					
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	43	19	62	48	14	287	80	367	338	705
July-Sept	86	0	86	82	4	354	49	403	348	751
Oct-Dec	105	0	105	59	46	422	47	469	327	796
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.

Full Permits (work not started)

PiP / PDs

Units Under Construction

