Guernsey Annual Housing Stock Bulletin

31st December 2014 - Issue date 13th March 2015

POLICY COUNCIL
THE STATES OF GUERNSEY

1.1 Introduction

The Guernsey Annual Housing Stock Bulletin provides a snapshot of Guernsey's domestic property stock and how this has changed since data first became available in 2010. Data on properties is sourced from several States of Guernsey Departments and is brought together in a system which enables statistical and spatial analysis, provided by Digimap Ltd. The data analysis is performed by the Policy and Research Unit, which prepares this bulletin.

1.2 Headlines

- At the end of December 2014, the total number of domestic property units in the Island was 26,692, of which 1,584 (5.9%) were Open Market Part A.

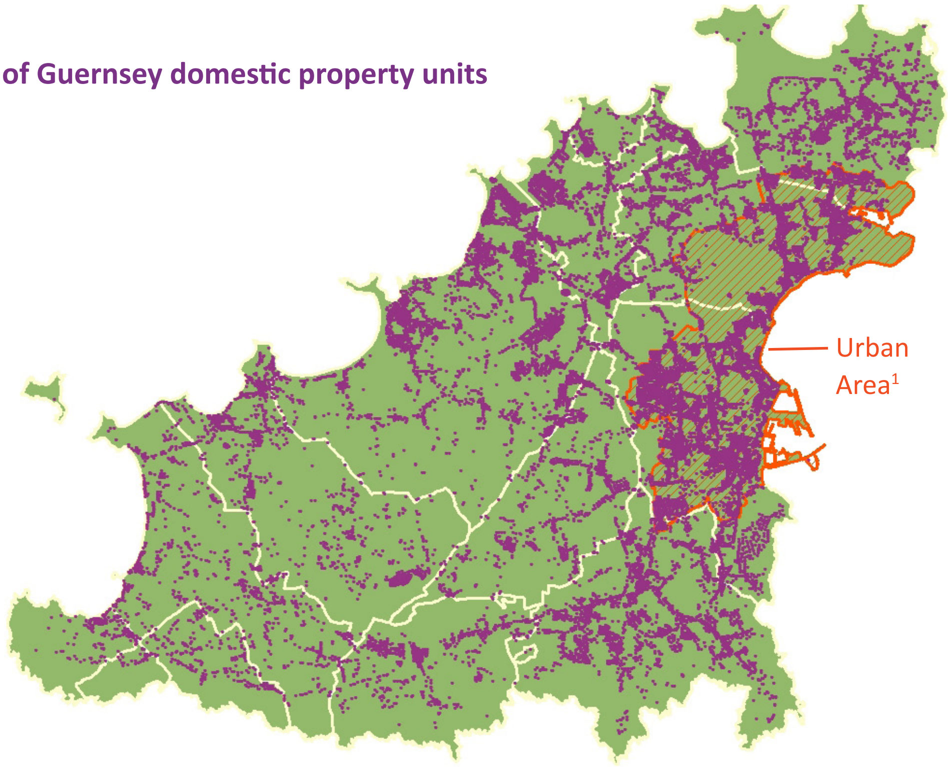
- 75.1% of the total units were houses or bungalows and 23.9% were apartments, consistent with the proportions seen in December 2012 and 2013. The remaining 1.0% were other types of unit.

- Almost a third of all domestic property units (32.2%) had 3 bedrooms.

- 60.3% of the units were owner occupied, 27.1% were rented, 8.3% were affordable and 0.8% were supported housing units (a change of -0.2, -0.2, 0.1 and 0.5 percentage points compared with the end of 2013). The remaining 3.5% of units were of other tenure types or vacant.

- During 2014, 367 new units were created and 71 units were removed - a net increase of 296, of which 35 (11.8%) were affordable and 100 (33.8%) were supported units.

Figure 1.2.1: Map of Guernsey domestic property units



[1] The "Urban Area" referred to throughout this bulletin, shown in red/orange on the maps, is an area designated by the States of Guernsey for planning purposes and covered by the Urban Area Plan. More information is available on page 11.

1.3 Contents

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

At the end of December 2014, there were 26,692 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 recorded number of domestic property units since 2010. At the end of 2014, there were 320 (1.2%) more domestic property units than at the end of 2013. The increase can be attributed to a net change of 296 units plus 24 administrative amendments during 2014, compared with 171 and 29 respectively in 2013. 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.

Of the 26,692 domestic property units, 94.1% were Local Market and the remaining 5.9% were Open Market Part A units.

The change in the total number of Local and Open Market units over time can be seen in ***Table 2.1.2*** and ***Figures 2.1.1*** and ***2.1.2***). The number of Local Market domestic property units has increased by 3.9% since 2010 whilst the number of Open Market domestic property units has decreased by 1.1%.

More information on the change in the number of units is available in ***Section 5*** on ***page 22.***

Table 2.1.1: Total domestic units

Year	Total no. units	Net change	Administrative amendments	% Change in total
2010	25,777	-	-	-
2011	26,052	230	45	1.1%
2012	26,172	84	36	0.5%
2013	26,372	171	29	0.8%
2014	26,692	296	24	1.2%

Table 2.1.2: Units by market

Year	Total no. Local Market units	% Change in total Local Market units	Total no. Open Market units	% Change in total Open Market units
2010	24,175	-	1,602	-
2011	24,452	1.1%	1,600	-0.1%
2012	24,577	0.5%	1,595	-0.3%
2013	24,784	0.8%	1,588	-0.4%
2014	25,108	1.3%	1,584	-0.3%

Figure 2.1.1: Total Local Market domestic units

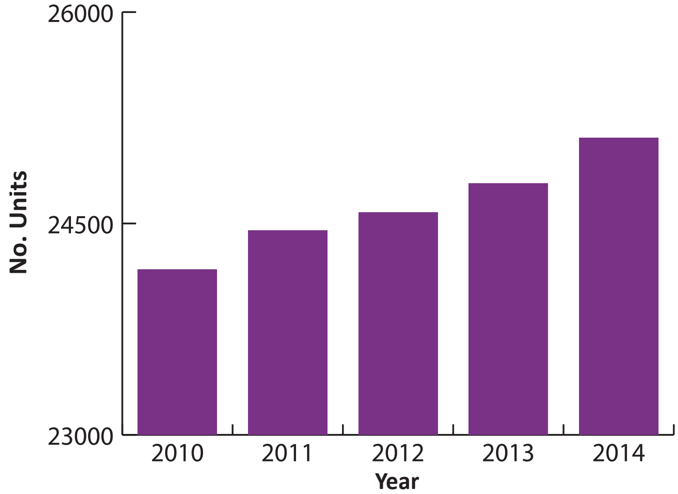
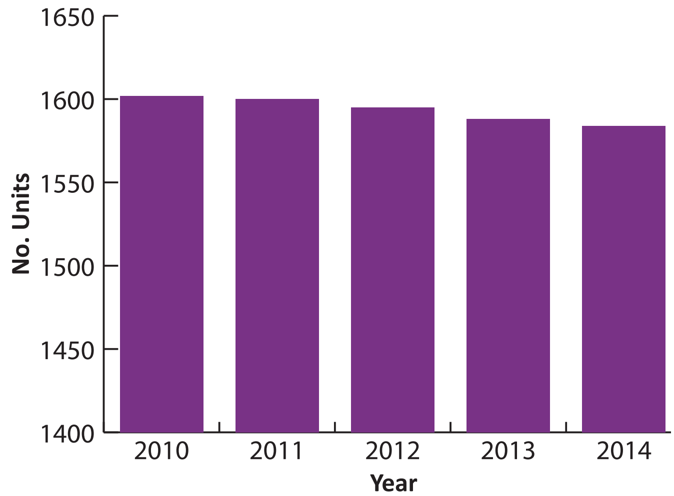


Figure 2.1.2: Total Open Market domestic units



2.2 Domestic property units - market and type

Table 2.2.1: Type of units by market

Type	2014					
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
Apartment	6,232	158	6,390	24.8%	10.0%	23.9%
Bungalow	9,860	373	10,233	39.3%	23.5%	38.3%
House	8,759	1,044	9,803	34.9%	65.9%	36.7%
Other	257	9	266	1.0%	0.6%	1.0%
Total	25,108	1,584	26,692	100%	100%	100%

Figure 2.2.1: Type of Local Market units

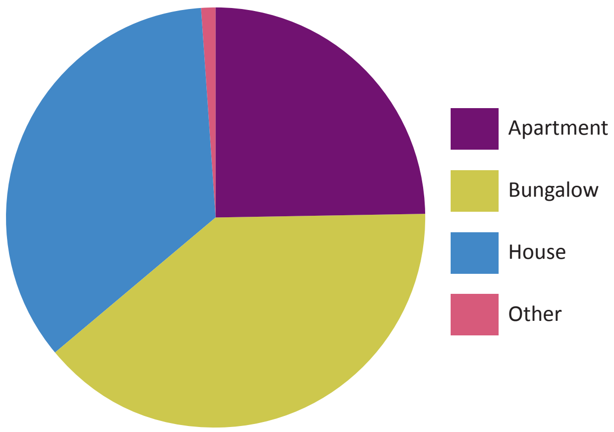
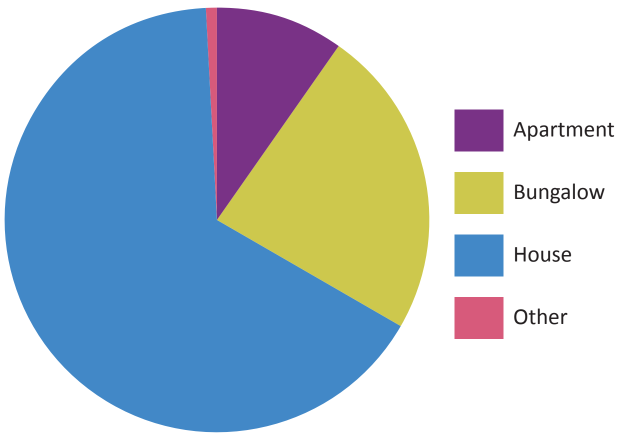


Figure 2.2.2: Type of Open Market units



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

Please see *page 27* 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.

The distribution of property unit types remained consistent in 2014 with 2012 and 2013. Bungalows and houses accounted for the largest proportion of property units (Local and Open Market combined), comprising 38.3% and 36.7% of the total respectively. 23.9% of 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* illustrate the different proportions of unit types which comprise the Open and Local Markets. For example, 24.8% of Local Market property units were apartments, compared with 10.0% of Open Market property units.

2.3 Domestic property units - bedrooms

Information on the number of bedrooms per property unit was originally sourced from the 2001 Census. This is now updated and maintained using information sourced from property sale adverts, Cadastre and other States sources. Bedroom data is currently unavailable for 9.9% of the Island's property units.

At the end of December 2014, the highest proportion (32.2%) of domestic property units had three bedrooms (see ***Table 2.3.1***). This is true for both Local and Open Market units, for which three bedroom units accounted for 32.3% and 31.0% respectively.

16.7% of Local Market units had one bedroom, compared with 3.7% of Open Market units at the end of December 2014. At the other end of the scale, 41.2% of Open Market units had four or more bedrooms, compared with 14.6% 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.

Tables 2.3.2 shows the number of Local Market domestic property units split by the number of bedrooms for the four years ending in 2014. The distribution of units by number of bedrooms in the Local Market has changed very little since 2011.

After a shift towards domestic property units with one and two bedrooms between 2011 and 2012, the proportion of units by number of bedrooms has remained more stable in the Open Market since 2012. (See ***Table 2.3.3***.)

Table 2.3.1: Number of bedrooms per unit by market

No. bedrooms						2014
	No. units			% of units		
	Local	Open	Total	Local	Open	Total
1	4,205	59	4,264	16.7%	3.7%	16.0%
2	6,683	181	6,864	26.6%	11.4%	25.7%
3	8,102	491	8,593	32.3%	31.0%	32.2%
4	2,711	384	3,095	10.8%	24.2%	11.6%
Over 4	956	269	1,225	3.8%	17.0%	4.6%
Unknown	2,451	200	2,651	9.8%	12.6%	9.9%
Total	25,108	1,584	26,692	100.0%	100.0%	100.0%

Figure 2.3.1: Number of bedrooms per unit by market

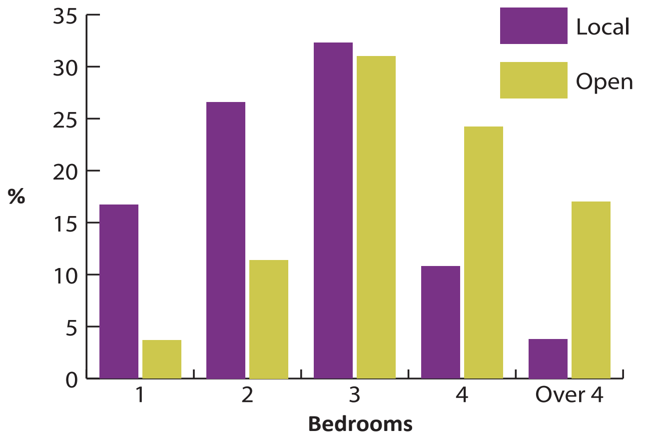


Table 2.3.2: Number of bedrooms per Local Market unit

No. bedrooms				Year
	2011	2012	2013	2014
1	4,204	4,189	4,179	4,205
2	6,571	6,613	6,645	6,683
3	8,024	8,061	8,099	8,102
4	2,611	2,656	2,698	2,711
Over 4	851	901	939	956
Unknown	2,191	2,157	2,224	2,451
Total	24,452	24,577	24,784	25,108

Table 2.3.3: Number of bedrooms per Open Market unit

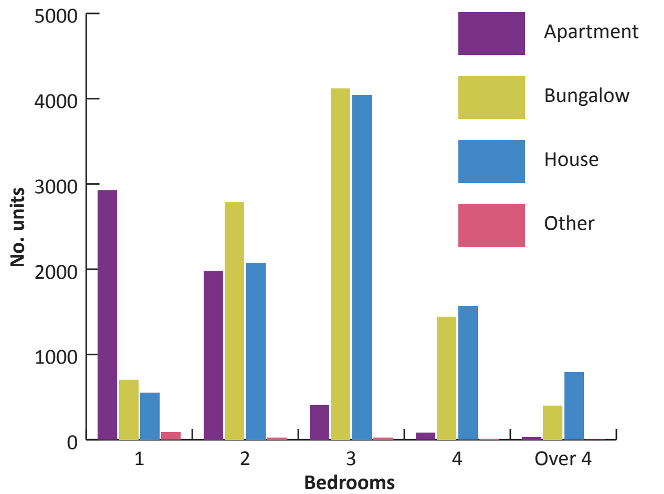
No. bedrooms				Year
	2011	2012	2013	2014
1	64	61	60	59
2	188	187	182	181
3	506	504	495	491
4	371	377	384	384
Over 4	265	261	270	269
Unknown	206	205	197	200
Total	1,600	1,595	1,588	1,584

2.4 Domestic property units - type and bedrooms

Table 2.4.1: Type and number of bedrooms per unit by market

Type	No. bedrooms	2014			
		Local	Open	Total	% of total units
Apartment	1	2,898	24	2,922	10.9%
	2	1,937	44	1,981	7.4%
	3	374	31	405	1.5%
	4	73	8	81	0.3%
	Over 4	31	0	31	0.1%
	Unknown	919	51	970	3.6%
	Total	6,232	158	6,390	23.9%
Bungalow	1	698	6	704	2.6%
	2	2,728	57	2,785	10.4%
	3	3,959	161	4,120	15.4%
	4	1,365	79	1,444	5.4%
	Over 4	362	39	401	1.5%
	Unknown	748	31	779	2.9%
	Total	9,860	373	10,233	38.3%
House	1	523	28	551	2.1%
	2	1,995	79	2,074	7.8%
	3	3,746	298	4,044	15.2%
	4	1,267	297	1,564	5.9%
	Over 4	560	230	790	3.0%
	Unknown	668	112	780	2.9%
	Total	8,759	1,044	9,803	36.7%
Other	1	86	1	87	0.3%
	2	23	1	24	0.1%
	3	23	1	24	0.1%
	4	6	0	6	0.0%
	Over 4	3	0	3	0.0%
	Unknown	116	6	122	0.5%
	Total	257	9	266	1.0%
	Total	25,108	1,584	26,692	100.0%

Figure 2.4.1: Number of bedrooms distribution by type of unit



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 2014, three bedroom bungalows and three bedroom houses made up the largest proportions (forming 15.4% and 15.2% respectively) of the total units (see ***Table 2.4.1*** and ***Figure 2.4.1***).

One bedroom apartments and two bedroom bungalows contributed the next largest proportions (accounting for 10.9% and 10.4% of the total respectively).

Two bedroom houses and apartments formed 7.8% and 7.4% of the total respectively.

Please see ***page 27*** of this report for more information on the property types referred to above.

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 71% 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 2014, the largest proportion of Local Market property units fell into the 101 to 150 TRP units band. By comparison, the modal band for Open Market units was 251 to 300 TRP units. This is the same trend as seen in both 2012 and 2013.

19.2% of Open Market property units had a TRP of over 500 units, compared with 1.1% of the Local Market. This compares with 18.9% and 1.0% for the Open and Local Market respectively in 2013 and 18.7% and 1.1% respectively in 2012. Open Market property units tend to be, in general, larger than those in the Local Market.

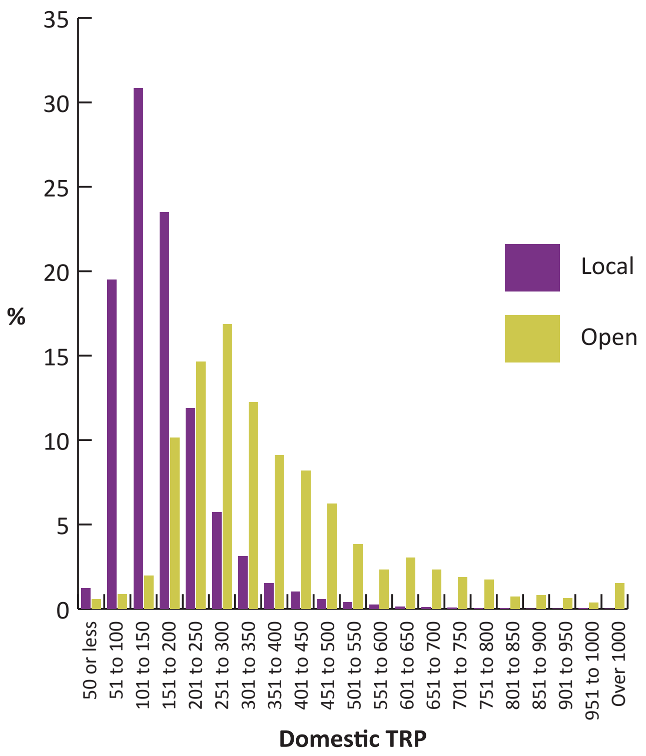
The overall TRP distributions shown here are broken down by property types and number of bedrooms overleaf and later in the bulletin.

Table 2.5.1: Domestic TRP distribution by market

Domestic TRP units			2014
	% of Local Market units	% of Open Market units	% of total units
50 or less	1.2%	0.6%	1.2%
51 to 100	19.5%	0.9%	18.1%
101 to 150	30.9%	2.0%	28.8%
151 to 200	23.5%	10.1%	22.5%
201 to 250	11.9%	14.6%	12.1%
251 to 300	5.7%	16.9%	6.5%
301 to 350	3.1%	12.2%	3.8%
351 to 400	1.5%	9.1%	2.1%
401 to 450	1.0%	8.2%	1.5%
451 to 500	0.6%	6.2%	1.0%
501 to 550	0.4%	3.8%	0.6%
551 to 600	0.3%	2.3%	0.4%
601 to 650	0.1%	3.0%	0.3%
651 to 700	0.1%	2.3%	0.3%
701 to 750	0.1%	1.9%	0.2%
751 to 800	0.0%	1.7%	0.2%
801 to 850	0.0%	0.7%	0.1%
851 to 900	0.0%	0.8%	0.1%
901 to 950	0.0%	0.7%	0.1%
951 to 1000	0.0%	0.4%	0.1%
Over 1000	0.0%	1.5%	0.1%
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



2.6 Domestic property units - TRP, type and bedrooms

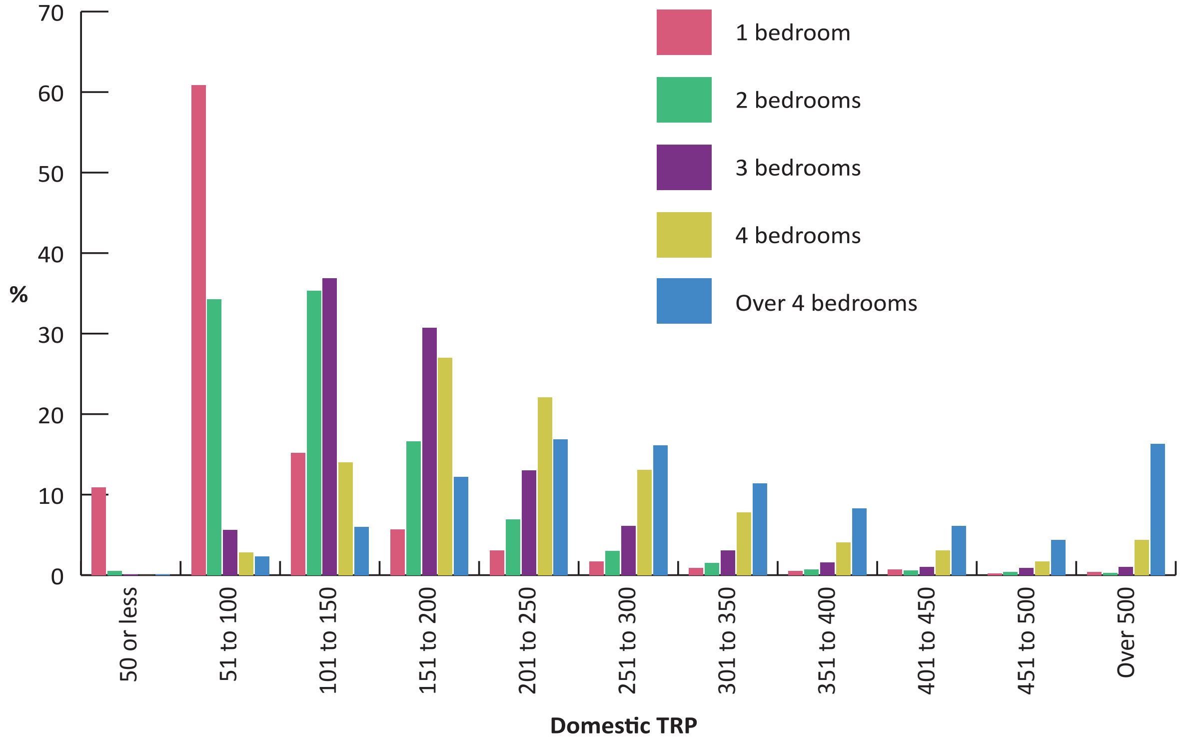
Table 2.6.1: Domestic TRP distribution by number of bedrooms

Year	Overall median TRP for all domestic property units
2010	153
2011	154
2012	153
2013	154
2014	154

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

Type	No. bedrooms	2014
		Median TRP
Apartment	1	65
	2	86
	3	123
	4	119
	Over 4	85
Bungalow	1	106
	2	137
	3	164
	4	197
	Over 4	246
House	1	119
	2	120
	3	156
	4	233
	Over 4	327
Overall median for all domestic property units		154

Figure 2.6.1: Domestic TRP distribution by number of bedrooms



As previously noted, the number of domestic TRP units represents a measure of the size (based on square metres of floor area) of a domestic property unit, excluding land.

The overall median number of TRP units per property unit was 154 at the end of December 2014. As shown in ***Table 2.6.1***, the overall median has changed very little since this bulletin was first published in 2010 when it was 153.

As expected, the number of TRP units generally increases as the number of bedrooms increases and tends to be higher for houses than bungalows and lowest for apartments. This is shown in ***Table 2.6.2***.

Figure 2.6.1 shows the distribution of TRP values for domestic property units split by number of bedrooms. Over half of the one bedroom units (60.9%) are concentrated within the 51 to 100 TRP units band. The distribution of units with more than one bedroom, however, is broader. The largest concentration of TRP units for the over four bedroom group is within the over 500 TRP units band (16.3%).

2.7 Domestic property units - tenure

The tenure of domestic property units (shown in ***Table 2.7.1***) can be ascertained from Cadastre ownership information.

The tenure categories have been changed this year to better show trends in types of housing. Historic figures have been revised to reflect the new groupings. The affordable category includes social rented and partially owned units, which had previously been shown individually. The supported category covers sheltered and extra care accommodation and includes social rented, partially owned, private rented and owner occupied units, which had previously not been separated out. Please see ***page 27*** for more information.

At the end of 2014, 16,099 (60.3%) of the domestic property units in Guernsey were owner occupied (0.2 percentage points lower than at the end of 2013). There were 7,225 rented domestic units (27.1%), a decrease of 0.2 percentage points since 2013. Affordable and supported units accounted for 8.3% and 0.8% respectively of all domestic property units (an increase of 0.1 and 0.5 percentage points respectively). The remaining 928 units (3.5%) had other tenure types including staff accommodation, self-catering or vacant. More information on vacant units is provided on ***page 26***.

The proportions by tenure differ between the Local and Open Market. The Local Market saw small decreases in the proportions of both owner occupied and rented units (0.2 percentage points each) between 2013 and 2014 and corresponding increases in the proportions of affordable and supported housing units (0.1 and 0.5 percentage points respectively). Similarly, the Open Market saw a decrease in owner occupied property units of 0.3 percentage points, but an increase in the proportion of rented units (0.1 percentage points).

Table 2.7.1: Tenure of units by market

Tenure						2014
	No. units			% of total units		
	Local	Open	Total	Local	Open	Total
Owner occupied	15,092	1,007	16,099	60.1%	63.6%	60.3%
Rented	6,678	547	7,225	26.6%	34.5%	27.1%
Affordable	2,219	0	2,219	8.8%	0.0%	8.3%
Supported	221	0	221	0.9%	0.0%	0.8%
Other	898	30	928	3.6%	1.9%	3.5%
Total	25,108	1,584	26,692	100.0%	100.0%	100.0%

Figure 2.7.1: Tenure of Local Market units

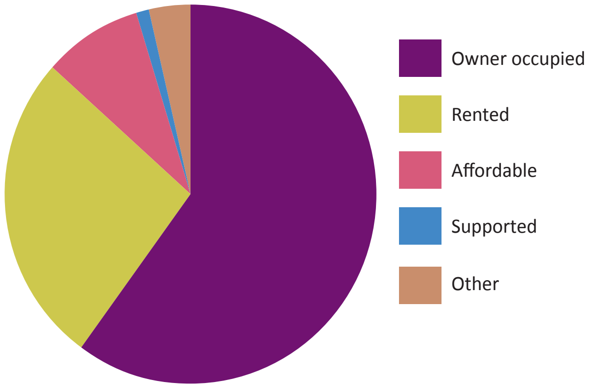


Figure 2.7.2: Tenure of Open Market units

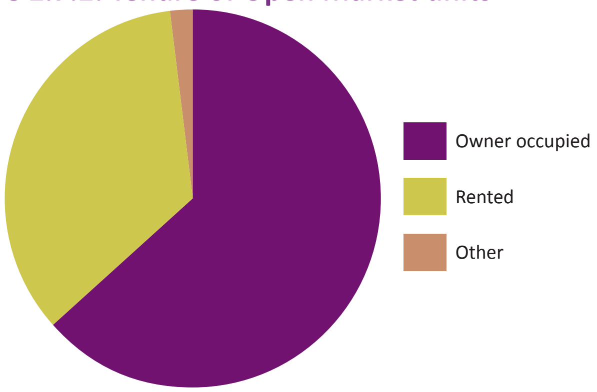


Table 2.7.2: Tenure of Local Market units

	Owner occupied	Rented	Affordable	Supported	Other
2010	15,073	6,034	2,062	92	914
2011	14,985	6,327	2,067	97	976
2012	14,975	6,500	2,054	96	952
2013	14,954	6,649	2,158	95	928
2014	15,092	6,678	2,219	221	898

Table 2.7.3: Tenure of Open Market units

	Owner occupied	Rented	Affordable	Supported	Other
2010	1,067	500	-	-	35
2011	1,063	508			29
2012	1,053	514	-	-	28
2013	1,015	547	-	-	26
2014	1,007	547	-	-	30

Table 2.8.1: Number and density of units by location

Parish			2014
	No. units	% of total units	No. units per km²
Castel	3,507	13.1%	344
Forest	633	2.4%	155
St Andrew	935	3.5%	207
St Martin	2,680	10.0%	366
St Peter Port	8,742	32.8%	1,363
St Pierre du Bois	894	3.3%	140
St Sampson	3,842	14.4%	614
St Saviour	1,140	4.3%	178
Torteval	405	1.5%	131
Vale	3,914	14.7%	439
Rural Area	15,539	58.2%	279
Urban Area	11,153	41.8%	1,403
Total and overall density	26,692	100.0%	420

Figure 2.8.1: Density of units by parish

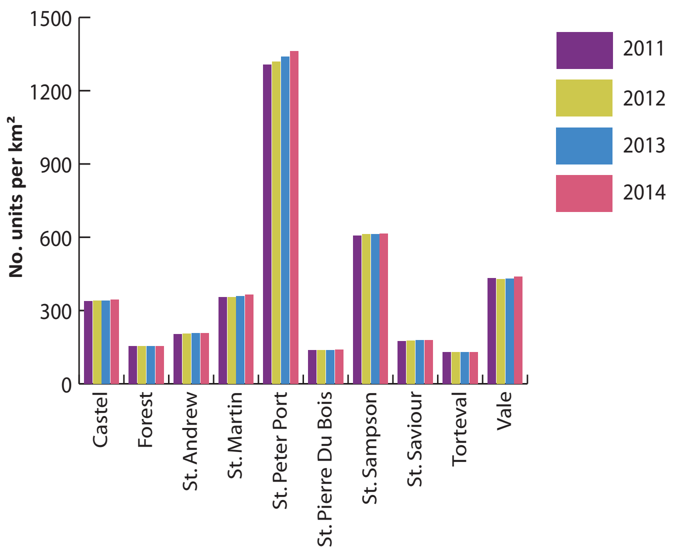


Table 2.8.2: Number of units by parish

Parish	2011	2012	2013	2014
Castel	3,458	3,476	3,481	3,507
Forest	630	631	630	633
St Andrew	918	928	935	935
St Martin	2,596	2,598	2,627	2,680
St Peter Port	8,388	8,459	8,589	8,742
St Pierre du Bois	884	884	884	894
St Sampson	3,797	3,830	3,837	3,842
St Saviour	1,114	1,127	1,139	1,140
Torteval	404	403	404	405
Vale	3,863	3,836	3,846	3,914
Total	26,052	26,172	26,372	26,692

The information on property units can be mapped spatially as well as being analysed numerically.

At the end of December 2014, 32.8% of all property units (8,742 of the total 26,692) were concentrated within the parish of St Peter Port (see ***Table 2.8.1***).

St Sampson and Vale each contained over 3,800, with 14.4% and 14.7% of the Island's property units respectively. Castel, which is the Island's largest parish by area, contained 3,507 (13.1%) of the units. Torteval, which is the smallest parish by area, contained the smallest number of property units, at 405 (1.5%).

The parish of St Peter Port had the highest density of units, with 1,363 units per square kilometre. This was an increase of 24 units per square kilometre compared with 2013 and 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. St Andrew was the only parish with no increase in the number of units in 2014 compared with 2013.

Figure 2.8.1 shows the change in the density of domestic property units by location since 2011, with the greatest increase in density being seen in St Peter Port.

Table 2.8.3 on the page opposite shows the proportion of Local and Open Market units per parish. The proportion of Open Market units was highest in St Martin and St Peter Port (accounting for 9.7% and 9.6% in each respectively) and lowest in St Sampson where 98.5% of the units were Local Market.

Figures 2.8.2 and ***2.8.3*** show the distribution of Local and Open Market units spatially. Just over half (53.0%) of the Open Market units in the Island are situated in St Peter Port, in comparison to just under a third (31.5%) of all Local Market property units.

2.8 Domestic property units - location

Guernsey's land use planning system currently divides the Island into two administrative areas, Urban and Rural, which operate very different policies for the control of development. Development Plans provide the policy framework for the assessment of all planning applications made.

A major review of the Strategic Land Use Plan led to the States adopting a new strategic direction for development in 2011, which provides the framework for a major review of the Development Plans. The Environment Department has now published the draft Island Development Plan, which will be the subject of a Planning Inquiry before it is adopted as formal policy and replaces the Urban & Rural Area Plans. Therefore, at present, in line with the 2000 Strategic and Corporate Plan, the Urban Area Plan (marked in red /orange on the maps throughout this bulletin) covers 18% of the Island's land mass (including the two main centres of Town and the Bridge) and makes provision for the majority of the Island's development needs. In housing terms, the Plan provides for 90% of new units to be accommodated in the Urban Area.

The remaining majority portion of the Island is recognised in the Rural Area Plan and operates a policy of conservation and enhancement, while making limited provision for new development. In terms of housing, the remaining 10% provision is envisaged to be achieved through the conversion and subdivision of buildings and very limited social housing developments in the Rural Area.

The density of residential property units per square kilometre is nearly five times greater in the Urban Area than the Rural Area. At the end of December 2014, 41.8% of all units were located within the Urban Area, which is 0.1 percentage points more than at the end of December 2013 and 0.3 percentage points more than at the end of 2012.

More information on the location of units that were created or removed in 2014 is provided on ***page 22***.

Table 2.8.3: Location of units by market

Location						2014
		No. units			% of parish total units	
	Local	Open	Total	Local	Open	Total
Castel	3,382	125	3,507	96.4%	3.6%	100.0%
Forest	605	28	633	95.6%	4.4%	100.0%
St Andrew	882	53	935	94.3%	5.7%	100.0%
St Martin	2,419	261	2,680	90.3%	9.7%	100.0%
St Peter Port	7,903	839	8,742	90.4%	9.6%	100.0%
St Pierre du Bois	837	57	894	93.6%	6.4%	100.0%
St Sampson	3,785	57	3,842	98.5%	1.5%	100.0%
St Saviour	1,075	65	1,140	94.3%	5.7%	100.0%
Torteval	385	20	405	95.1%	4.9%	100.0%
Vale	3,835	79	3,914	98.0%	2.0%	100.0%
Rural Area	14,604	935	15,539	94.0%	6.0%	100.0%
Urban Area	10,504	649	11,153	94.2%	5.8%	100.0%
Total	25,108	1,584	26,692	94.1%	5.9%	100.0%

Figure 2.8.2: Map of Local Market units

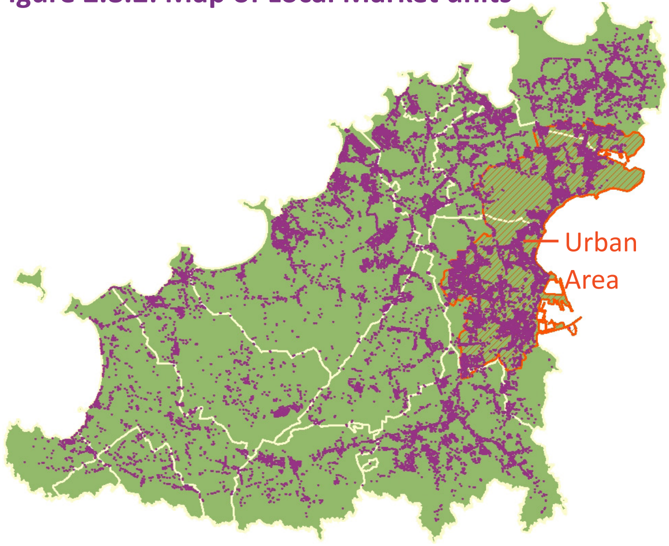


Figure 2.8.3: Map of Open Market units

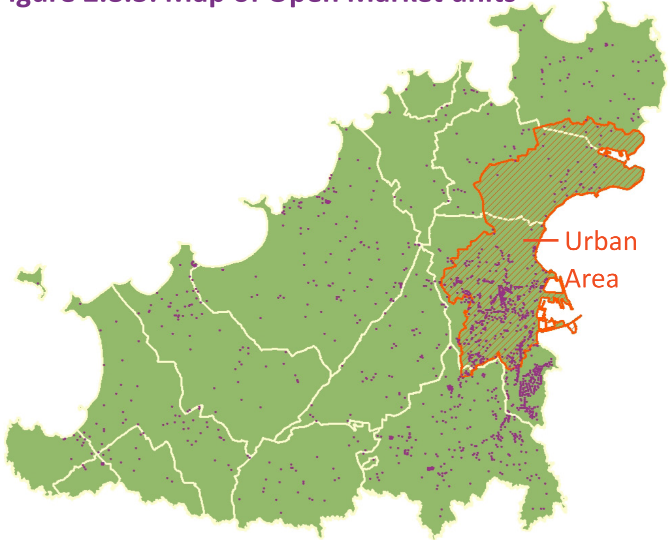


Table 2.9.1: Distribution of units by number of bedrooms and location

Location	2014					
	% of parish total units by no. bedrooms					
	1	2	3	4	Over 4	Unknown
Castel	11.2%	20.7%	43.5%	12.2%	4.0%	8.3%
Forest	6.6%	22.6%	35.2%	13.1%	4.9%	17.5%
St Andrew	6.1%	20.7%	37.9%	15.9%	9.4%	9.9%
St Martin	11.7%	24.5%	33.6%	13.3%	6.4%	10.5%
St Peter Port	24.9%	28.8%	22.4%	8.8%	3.9%	11.1%
St Pierre du Bois	9.5%	21.4%	29.5%	16.0%	8.5%	15.1%
St Sampson	18.1%	29.0%	33.9%	9.5%	2.8%	6.7%
St Saviour	6.9%	22.7%	35.5%	16.7%	5.7%	12.5%
Torteval	7.4%	23.0%	29.1%	19.0%	8.6%	12.8%
Vale	10.0%	24.7%	39.3%	13.6%	4.3%	8.2%
Rural Area	9.6%	22.9%	38.0%	14.3%	5.5%	9.7%
Urban Area	24.9%	29.7%	24.1%	7.8%	3.3%	10.2%
Total	16.0%	25.7%	32.2%	11.6%	4.6%	9.9%

Figure 2.9.1: Number of bedrooms distribution by location of unit

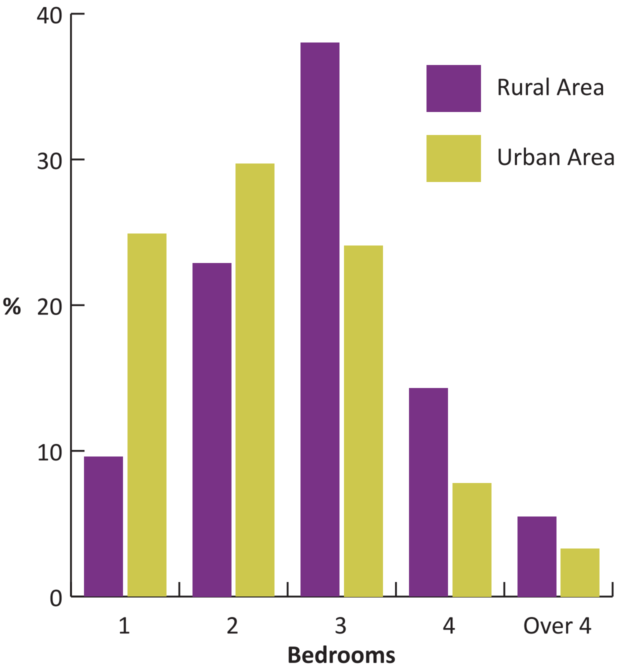


Table 2.9.1 shows the distribution of domestic property units across the Island by their number of bedrooms.

The Urban Area tends to have more one and two bedroom property units (54.6%) than the Rural Area (32.4%). In fact, the Urban Area has more than double the concentration of one bedroom property units than the Rural Area (24.9% compared with 9.6%).

Property units in the Rural Area are more likely to contain three or four bedrooms than those in the Urban Area (at 52.3% and 31.9% respectively).

57.9% of property units across the Island have two or three bedrooms, whilst only 4.6% have more than four bedrooms.

Three bedroom units make up the greatest proportion (32.2%) of all property units across the Island. This is true in all parishes except St Peter Port, where there are more one and two bedroom property units than three bedroom property units (24.9% and 28.8% versus 22.4% respectively).

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

By comparing the median number of domestic Tax on Real Property (TRP) units (i.e size) of units in the Urban and Rural Areas by the type and number of bedrooms, it can be seen that properties in the Rural Area tend to be larger than those in the Urban Area.

There was no change in the median number of domestic TRP units in 2014 in the Rural Area and a decrease of 1 TRP unit in the Urban Area. The overall median for 2014 was 154 which was the same as in 2013. (See *page 8*.)

As described on the page opposite, property units in the Rural Area tend to have a higher number of bedrooms than those in the Urban Area, so could be expected to have a higher TRP. ***Table 2.10.1*** shows that in a like-for-like comparison, properties in the Rural Area tend to be larger. For example, the median three bedroom house in the Rural Area was larger by 26 TRP units than its comparator in the Urban Area at the end of December 2014.

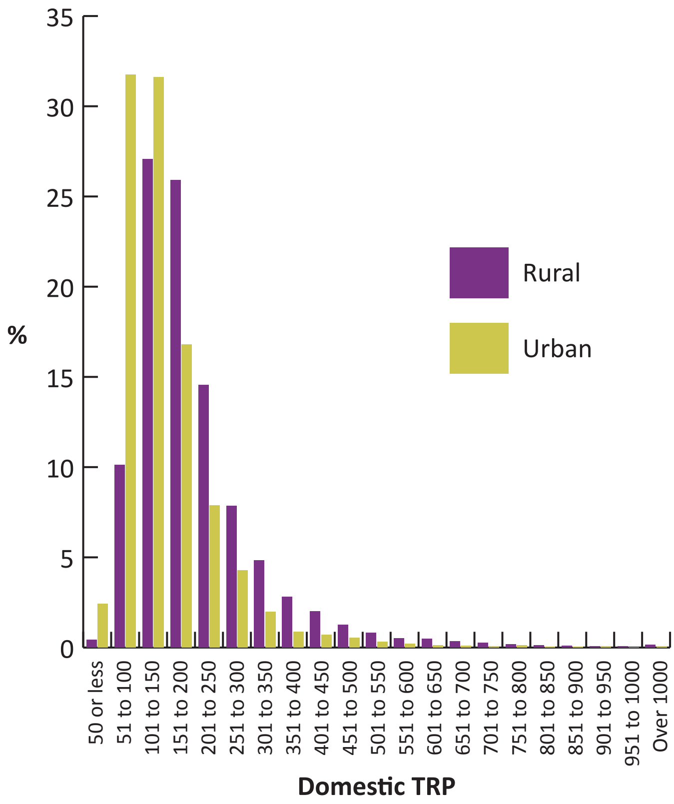
Overall, the median domestic TRP was 46 units higher in the Rural Area than the Urban Area at the end of December 2014, 1 TRP unit higher than the gap seen at the end of December 2013.

The TRP distributions in ***Figure 2.10.1*** illustrate that the majority of Urban Area units fall into the 51 to 150 TRP units bands, compared with the Rural Area units, of which the majority fall into the 101 to 200 bands.

Table 2.10.1: Domestic TRP of Rural and Urban Area units by type and number of bedrooms

Type	No. bedrooms	2014	
		Median TRP of Rural Area units	Median TRP of Urban Area units
Apartment	1	70	64
	2	93	85
	3	115	127
	4	145	103
	Over 4	87	85
Bungalow	1	110	87
	2	140	120
	3	168	141
	4	201	155
	Over 4	252	188
House	1	152	113
	2	150	111
	3	170	144
	4	266	204
	Over 4	375	270
All	1	96	69
	2	136	100
	3	168	142
	4	222	193
	Over 4	307	254
Overall median for all units		171	125

Figure 2.10.1: Domestic TRP distribution by location



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

Table 3.1.1: Type and number of bedrooms of Local Market units by tenure

Type	No. bedrooms	Owner occupied	Rented	Affordable	Supported	Other
Apartment	1	16.5%	63.1%	13.4%	4.3%	2.6%
	2	26.3%	57.4%	10.8%	1.2%	4.3%
	3	24.9%	57.2%	12.0%	0.3%	5.6%
	4	20.5%	75.3%	1.4%	0.0%	2.7%
	Over 4	19.4%	67.7%	0.0%	0.0%	12.9%
	Unknown	8.8%	71.2%	3.6%	6.6%	9.8%
	Total	19.0%	62.3%	10.8%	3.4%	4.4%
Bungalow	1	51.7%	23.4%	21.2%	0.0%	3.7%
	2	79.6%	16.1%	2.2%	0.0%	2.1%
	3	87.7%	10.6%	0.7%	0.1%	1.1%
	4	89.1%	10.1%	0.0%	0.0%	0.8%
	Over 4	89.2%	9.7%	0.0%	0.0%	1.1%
	Unknown	59.4%	31.6%	0.0%	0.3%	8.8%
	Total	81.0%	14.5%	2.4%	0.0%	2.1%
House	1	48.0%	16.6%	26.4%	0.0%	9.0%
	2	64.3%	18.5%	15.4%	0.1%	1.8%
	3	66.6%	10.7%	21.6%	0.0%	1.1%
	4	83.1%	11.6%	4.3%	0.0%	1.0%
	Over 4	82.3%	14.5%	0.0%	0.0%	3.2%
	Unknown	54.3%	34.9%	0.1%	0.3%	10.3%
	Total	67.4%	15.1%	14.9%	0.0%	2.5%
Other	1	2.3%	8.1%	0.0%	0.0%	89.5%
	2	17.4%	47.8%	4.3%	0.0%	30.4%
	3	30.4%	30.4%	4.3%	0.0%	34.8%
	4	50.0%	33.3%	0.0%	0.0%	16.7%
	Over 4	0.0%	66.7%	0.0%	0.0%	33.3%
	Unknown	0.9%	13.8%	0.0%	1.7%	83.6%
	Total	6.6%	17.5%	0.8%	0.8%	74.3%
Total	1	26.0%	49.6%	16.0%	3.0%	5.4%
	2	59.4%	28.9%	8.6%	0.4%	2.8%
	3	74.9%	12.8%	10.9%	0.0%	1.4%
	4	84.4%	12.6%	2.0%	0.0%	1.0%
	Over 4	82.6%	14.5%	0.0%	0.0%	2.8%
	Unknown	36.3%	46.5%	1.4%	2.7%	13.1%
	Total	60.1%	26.6%	8.8%	0.9%	3.6%

This section focuses on Local Market domestic property units. Local Market properties can be occupied by people who are locally residentially qualified or have a housing licence.

Table 3.1.1 shows the proportions by tenure of different types of property units at the end of December 2014. In 2014, the tenure group classifications were re-defined from those used in previous bulletins. Please refer to ***page 27*** for more information about tenure group classifications.

In total, 62.3% of Local Market apartments were rented, compared with 14.5% of bungalows and 15.1% of houses.

Affordable and Supported units together comprised 15.0% of the houses, 2.4% of the bungalows and 14.2% of the apartments in the Local Market.

In 2014, the proportion of both owner occupied and rented units in the Local Market decreased by 0.2 percentage points each.
In contrast, there were increases of 0.5 and 0.1 percentage points respectively in the proportions of both supported and affordable housing units between 2013 and 2014.

Please refer back to ***Table 2.4.1*** on ***page 6*** for the number of Local Market units by type and number of bedrooms.

The distribution of number of bedrooms by property unit type is shown for Local Market owner occupied, rented, affordable and supported units in ***Figures 3.1.1***, ***3.1.2***, ***3.1.3.*** and ***3.1.4*** respectively.

The distributions are significantly different between each of the tenures.

The owner occupied units were predominantly houses and bungalows, the largest proportion of which had three bedrooms. However, of the one bedroom owner occupied units, more were apartments than houses or bungalows.

Apartments constituted the majority of rented units and most of these contained one or two bedrooms.

The distribution of units within the affordable and supported housing categories is different to both of the above. Bungalows formed a small portion of affordable units. Three bedroom houses comprised the largest proportion of affordable units, followed by one bedroom apartments. One bedroom apartments accounted for the largest proportion of supported units, followed by two bedroom apartments.

Figure 3.1.1: Number of bedrooms distribution by type of Local Market owner occupied units

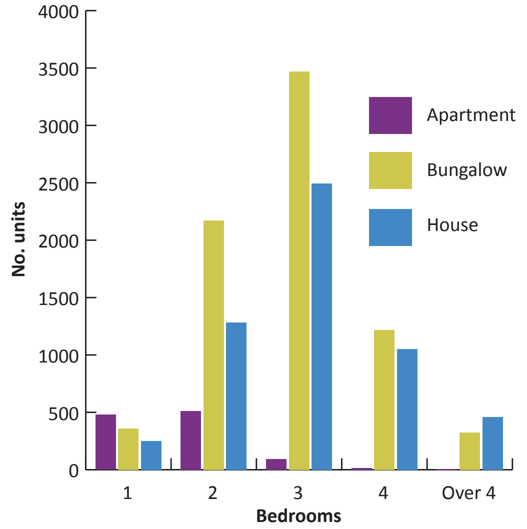


Figure 3.1.2: Number of bedrooms distribution by type of Local Market rented units

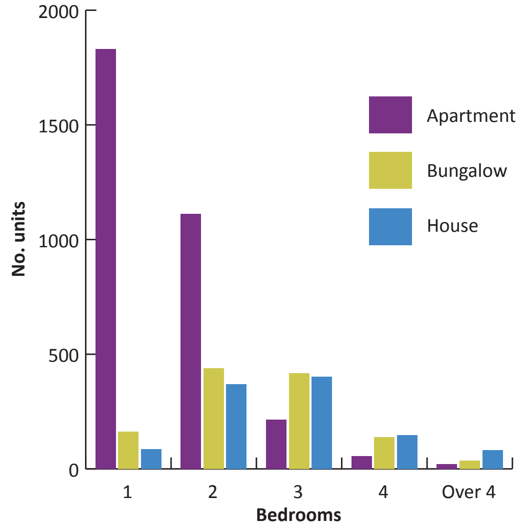


Figure 3.1.3: Number of bedrooms distribution by type of Local Market affordable units

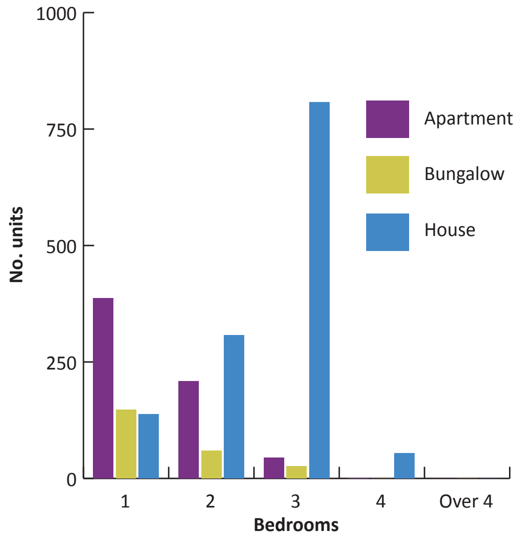


Figure 3.1.4: Number of bedrooms distribution by type of Local Market supported units

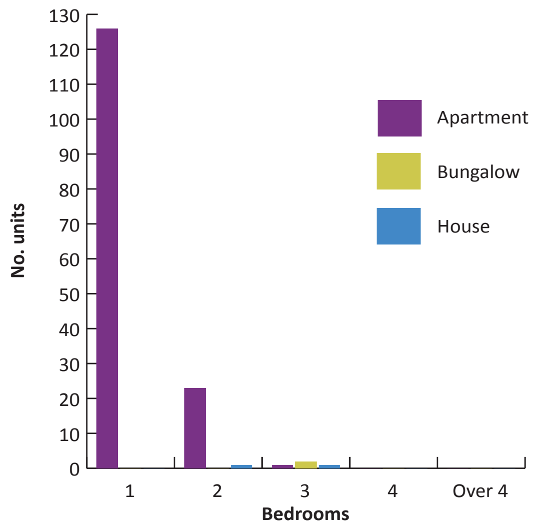


Table 3.2.1: Domestic TRP of Local Market units by type and number of bedrooms by tenure

Type	No. bedrooms	2014	
		Median TRP of Local Market owner occupied units	Median TRP of Local Market rented units
Apartment	1	65	65
	2	86	85
	3	121	116
	4	112	113
	Over 4	78	87
Bungalow	1	108	82
	2	138	122
	3	164	143
	4	193	169
	Over 4	235	216
House	1	118	95
	2	120	107
	3	151	145
	4	214	226
	Over 4	287	279
All	1	81	69
	2	123	98
	3	158	142
	4	201	195
	Over 4	260	263
Overall median for all units		154	113

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
2010	71	124	156	201	253
2011	81	125	157	201	253
2012	82	124	157	201	256
2013	81	124	157	201	258
2014	81	123	158	201	260

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

	No. bedrooms				
	1	2	3	4	Over 4
2010	75	108	146	200	290
2011	69	102	143	194	280
2012	69	100	143	193	275
2013	68	98	142	186	260
2014	69	98	142	195	263

Table 3.2.1 provides the median number of domestic TRP units of Local 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 2014, the overall median number of domestic TRP units for Local Market owner occupied units was 154, the same as at the end of 2012 and 2013. This compares to a median TRP of 113 for rental units, which is slightly lower than in 2013 when the median was 114 and in 2012 when the median was 117, suggesting a small shift towards smaller rental properties in the Local Market.

Rented bungalows with more than four bedrooms saw a large change in TRP units, their median TRP increasing by 30 units in 2014.

Tracking these figures over time will provide an indication of changes in sizes of domestic property units.

Table 3.2.2 and ***3.2.3*** show the change in the median TRP of owner occupied and rented domestic property units over time. The median TRP of owner occupied property units with one and four bedrooms remained stable in 2014 compared with 2013. There was a small increase in the size of one bedroom properties between 2010 and 2011, with little change since 2011. There was a small increase in the size of owner occupied properties with three and over four bedrooms and a small decrease in the size of two bedroom properties. ***Table 3.2.3*** shows that the median TRP of rental properties has decreased across all bedroom sizes since 2010.

3.3 Local Market units - tenure and location

Table 3.3.1 gives the location (by parish and by Urban and Rural Area) of Local Market property units by tenure. Units are mapped individually by tenure in ***Figures 3.3.1***, ***3.3.2***, ***3.3.3*** and ***3.3.4***.

In 2014, St Peter Port had the highest proportion (39.7%) of rented units and, along with Castel, also had the highest proportion of affordable housing units (11.9% and 11.0% respectively).

There was a higher concentration of affordable housing units in the Urban Area compared with the Rural Area. In the Urban Area, 47.2% of units were owner occupied (0.2 percentage points higher than in 2013) compared with 69.4% in the Rural Area (0.5 percentage points lower than in 2013).

Table 3.3.1: Tenure of Local Market units by location

Location	Owner occupied	Rented	Affordable	Supported	Other
Castel	65.9%	19.5%	11.0%	0.0%	3.6%
Forest	64.8%	20.2%	6.0%	0.0%	9.1%
St Andrew	71.0%	19.2%	6.9%	0.0%	2.9%
St Martin	62.4%	18.6%	8.6%	3.0%	7.4%
St Peter Port	43.9%	39.7%	11.9%	1.1%	3.5%
St Pierre du Bois	64.3%	26.4%	2.2%	0.0%	7.2%
St Sampson	66.7%	23.8%	7.8%	0.3%	1.4%
St Saviour	68.2%	19.7%	7.2%	0.0%	4.9%
Torteval	75.8%	20.5%	0.0%	0.0%	3.6%
Vale	72.4%	19.0%	5.5%	1.4%	1.7%
Rural Area	69.4%	19.3%	6.4%	0.9%	4.0%
Urban Area	47.2%	36.8%	12.2%	0.9%	2.9%
Total	60.1%	26.6%	8.8%	0.9%	3.6%

Figure 3.3.1: Map of Local Market owner occupied units

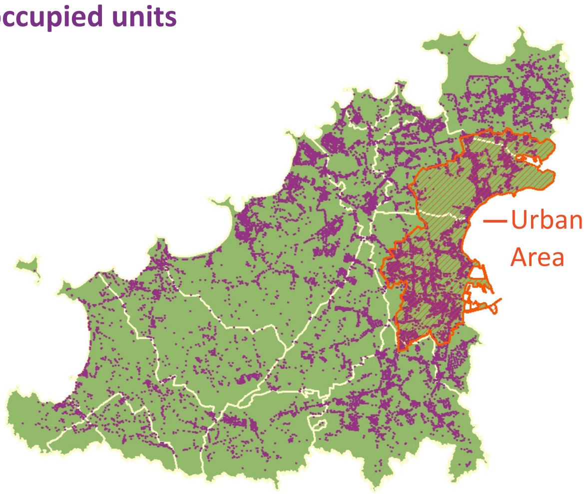


Figure 3.3.2: Map of Local Market rented units

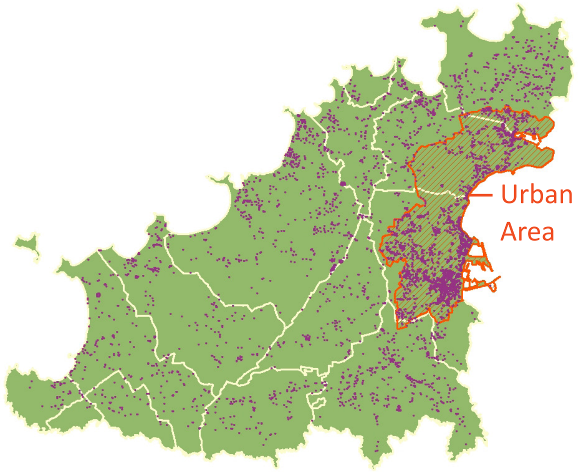


Figure 3.3.3: Map of Local Market affordable units

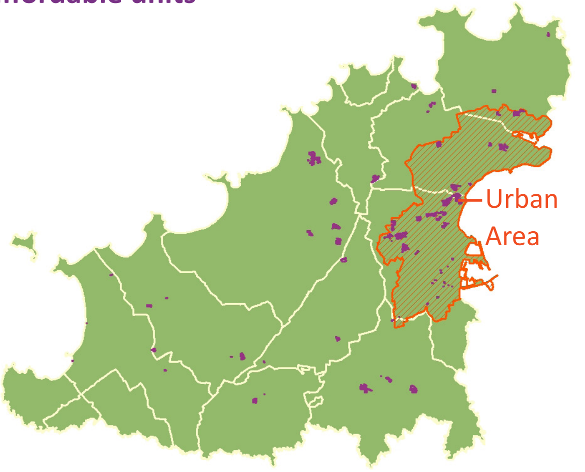
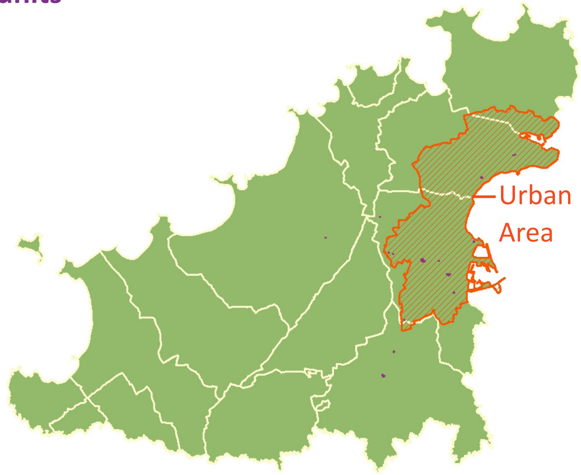


Figure 3.3.4: Map of Local Market supported units



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

Table 4.1.1: Type and number of bedrooms of Open Market units by tenure

Type	No. bedrooms	2014		
		Owner occupied	Rented	Other
Apartment	1	33.3%	66.7%	0.0%
	2	25.0%	70.5%	4.5%
	3	29.0%	67.7%	3.2%
	4	25.0%	75.0%	0.0%
	Over 4	0.0%	0.0%	0.0%
	Unknown	19.6%	78.4%	2.0%
	Total	25.3%	72.2%	2.5%
Bungalow	1	66.7%	16.7%	16.7%
	2	73.7%	26.3%	0.0%
	3	72.7%	26.1%	1.2%
	4	68.4%	30.4%	1.3%
	Over 4	74.4%	25.6%	0.0%
	Unknown	64.5%	32.3%	3.2%
	Total	71.3%	27.3%	1.3%
House	1	42.9%	57.1%	0.0%
	2	67.1%	30.4%	2.5%
	3	67.1%	31.9%	1.0%
	4	69.0%	29.6%	1.3%
	Over 4	71.3%	27.0%	1.7%
	Unknown	57.1%	41.1%	1.8%
	Total	66.9%	31.7%	1.4%
Other	1	100.0%	0.0%	0.0%
	2	0.0%	0.0%	100.0%
	3	100.0%	0.0%	0.0%
	4	0.0%	0.0%	0.0%
	Over 4	0.0%	0.0%	0.0%
	Unknown	16.7%	0.0%	83.3%
	Total	33.3%	0.0%	66.7%
Total	1	42.4%	55.9%	1.7%
	2	58.6%	38.7%	2.8%
	3	66.6%	32.2%	1.2%
	4	68.0%	30.7%	1.3%
	Over 4	71.7%	26.8%	1.5%
	Unknown	47.5%	48.0%	4.5%
	Total	63.6%	34.5%	1.9%

This section 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 by tenure of different types of property units at the end of December 2014. In 2014, the tenure group classifications were re-defined from those used in previous bulletins. Please refer to ***page 27*** for more information about tenure group classifications. Please note that some of these categories contain low numbers of property units, particularly the “other” category.

There was a small shift from owner occupied to rented and other property tenures in 2014, with a decrease of 0.3 percentage points in the proportion of owner occupied Open Market domestic property units and an increase of 0.1 and 0.3 percentage points respectively in rented and other Open Market domestic property units.

Open Market bungalows and houses saw a shift from owner occupied units to rented units in 2014. Open Market apartments houses saw a decrease in the proportion of both owner occupied and rented properties units compared with 2013. Other types of Open Market property units saw a shift from rented properties to owner occupied and other tenure property units.

Please refer back to ***Tables 2.2.1*** and ***2.3.1*** on ***pages 4*** and ***5*** for the number of Open Market units by type and number of bedrooms.

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

The distribution of number of bedrooms by property unit type at the end of December 2014 is shown for Open Market owner occupied and rented units 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.

The distribution by number of bedrooms of Open Market bungalows and houses are similar for owner occupied and rented units. Owner occupied Open Market bungalows peaked in the three bedroom category, with houses showing a peak in the four bedroom category. Both Open Market rented houses and bungalows showed a peak in the three bedroom category.

The largest number of Open Market apartments have two bedrooms in both the rented and owner occupied tenures. However, apartments make up a larger proportion of the rental units.

Figure 4.1.1: Number of bedrooms distribution by type of Open Market owner occupied units

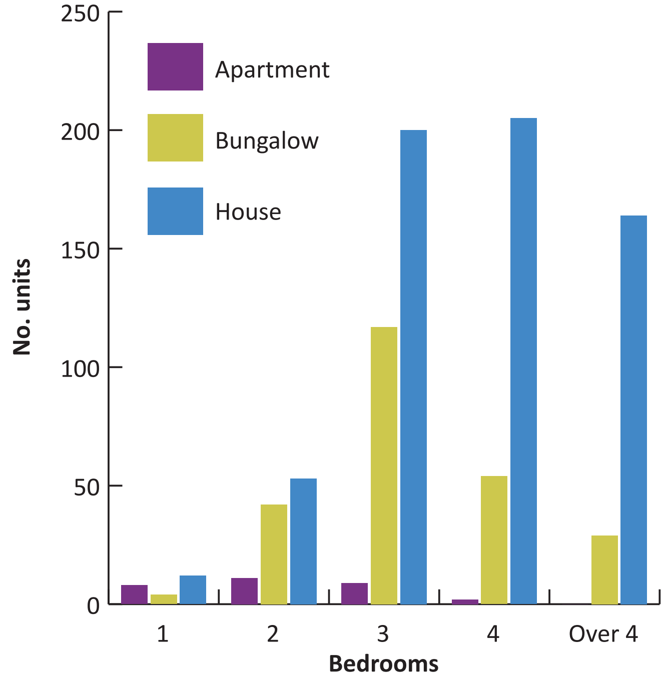
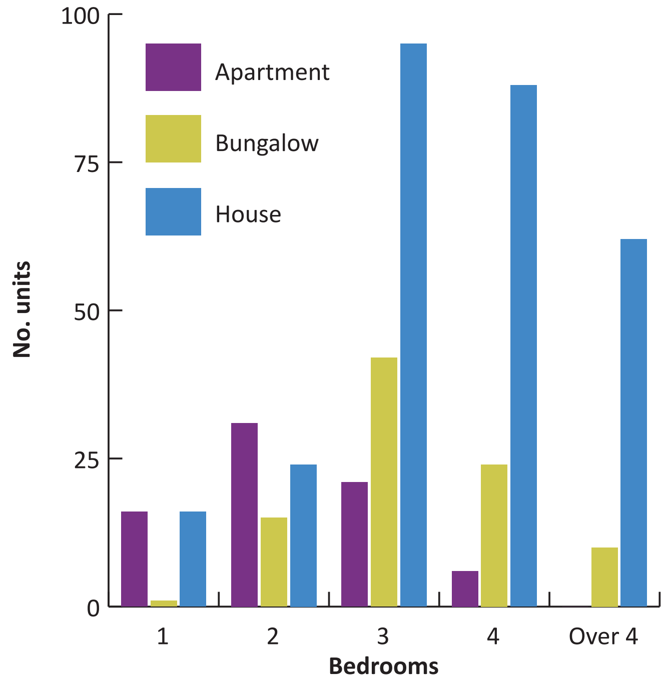


Figure 4.1.2: Number of bedrooms distribution by type of Open Market rented units



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	2014	
		Median TRP of Open Market owner occupied units	Median TRP of Open Market rented units
Apartment	1	75	43
	2	117	147
	3	174	154
	4	100	252
	Over 4	-	-
Bungalow	1	327	-
	2	267	263
	3	278	239
	4	332	292
	Over 4	363	384
House	1	393	308
	2	335	244
	3	317	263
	4	355	291
	Over 4	507	444
All	1	317	220
	2	264	220
	3	297	257
	4	350	292
	Over 4	459	423
Overall median for all units		334	280

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
2010	45	222	263	307	391
2011	336	267	291	340	452
2012	317	269	292	340	456
2013	327	267	292	346	457
2014	317	264	297	350	459

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

	No. bedrooms				
	1	2	3	4	Over 4
2010	86	190	239	291	385
2011	218	232	259	314	416
2012	196	206	260	294	397
2013	208	218	261	307	419
2014	220	220	257	292	423

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 2014, the overall median number of domestic TRP units of Open Market owner occupied property units was 334, the same as in December 2013. The median number of TRP units for rented Open Market property units was also the same as 2013 at 280. Prior to 2013, there was a shift towards smaller rental properties which has now stabilised.

On the whole, in the Open Market, rented units of the same type and number of bedrooms 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 time. The median TRP of both owner occupied and rented properties has increased since 2010 across all bedroom categories.

The median TRP of owner occupied properties with three or more bedrooms increased between December 2013 and 2014, whereas there was a decrease in the median TRP of one and two bedroom properties (***Table 4.2.2***). Conversely, the median TRP of rented properties with three and four bedrooms show the opposite trend, with decreases shown. The median TRP of rented properties increased for properties with one, two and over four bedrooms between 2013 and 2014.

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.***

St Andrew had the highest proportion of owner occupied property units (81.1%) whilst St Peter Port had the lowest proportion (55.7%).

St Peter Port had the highest proportion of Open Market rented units, at 42.8% at the end of December 2014. This was 0.3 percentage points lower than at the end of December 2013.

As seen in the Local Market, there was a higher proportion of owner occupation in the Rural compared with the Urban Area (71.2% compared with 52.5% respectively).

Owner occupation in the Open Market was higher across most parishes in 2014 than it had been in 2013.

Torteval saw the greatest movement from rented to owner occupied Open Market units between December 2013 and 2014 (owner occupation was 10.0 percentage points higher and rented was 10.0 percentage points lower in December 2014 compared with the previous year).

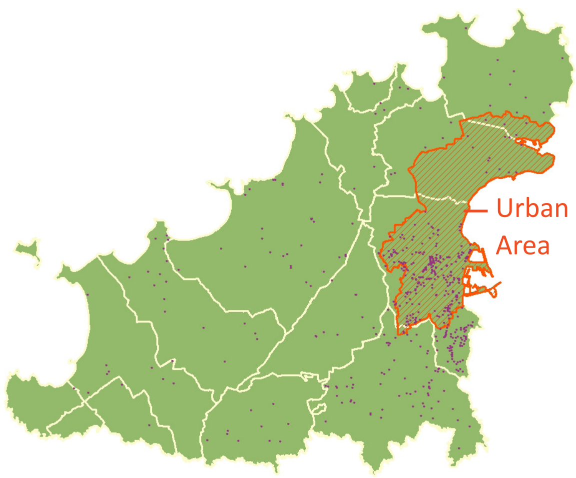
Over half (53.0%) of Open Market property units are located in St Peter Port where owner occupation was 0.1 percentage points higher in 2014 than in 2013.

Table 4.3.1: Tenure of Open Market units by location

Location			2014
			% of units
	Owner occupied	Rented	Other
Castel	76.0%	24.0%	0.0%
Forest	60.7%	35.7%	3.6%
St Andrew	81.1%	18.9%	0.0%
St Martin	71.3%	26.4%	2.3%
St Peter Port	55.7%	42.8%	1.5%
St Pierre du Bois	78.9%	15.8%	5.3%
St Sampson	64.9%	29.8%	5.3%
St Saviour	70.8%	26.2%	3.1%
Torteval	80.0%	15.0%	5.0%
Vale	69.6%	29.1%	1.3%
Rural Area	71.2%	27.2%	1.6%
Urban Area	52.5%	45.1%	2.3%
Total	63.6%	34.5%	1.9%

Figure 4.3.1: Map of Open Market owner occupied units

Figure 4.3.2: Map of Open Market rented units



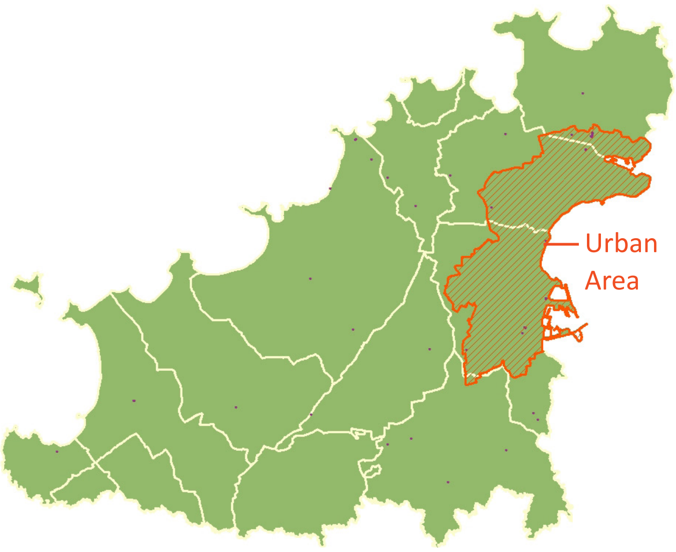
5.1 Changes to the number of units

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

Type of change	2014		
	Plus	Minus	Net change
New build	292	0	292
Demolition	0	60	-60
Subdivision	60	0	60
Amalgamation	0	9	-9
Conversion	15	2	13
Total	367	71	296
Administrative amendments	32	8	24
Total including administrative amendments	399	79	320

Figure 5.1.1: Map of units created in 2014

Figure 5.1.2: Map of units removed in 2014



Since December 2010, changes to the number of domestic property units have been recorded by the type of change, as shown in ***Table 5.1.1***.

Additional units created are classified as being 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 created when the building has both been surveyed and had a postal address allocated to it by Guernsey Digimap Services (Treasury and Resources Department). ***Figure 5.1.1*** shows the location of the units created during 2014.

Units removed are classified as being demolitions (when they have been wholly or partially raised 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 2014.

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.

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.

Further additional units have been included or removed from the total since 2013 as a result of administrative changes as further information on existing properties has become available.

5.1 Changes to the number of units

During 2014, using the definitions opposite, 367 new units were created and 71 were removed; a net change of 296.

There was a further net increase of 24 due to administrative amendments, so the overall total increased from 26,372 at the end of 2013 to 26,692, at the end of 2014. 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.

Tables 5.1.2, ***5.1.3***, ***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 (141) was St Peter Port. The second and third largest net change in the number of units was in Vale and St Martin, with an overall increase of 66 units and 50 units respectively.

Overall, there was a net change of 154 units in the Rural Area (a 202% increase compared with 2013, when there was a net increase of 51 units). There was a net change of 142 units in the Urban Area during 2014 (an increase of 18.3% versus 2013 when there was a net increase of 120 units).

Of the 296 net additional units in 2014, 35 were affordable housing units and 100 were supported housing units. The remaining 161 were other tenure types, including owner occupied, rented and other housing types.

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

Location				2014
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Castel	14	9	0	23
Forest	1	1	0	2
St Andrew	-1	1	-1	-1
St Martin	47	2	1	50
St Peter Port	113	26	2	141
St Pierre du Bois	0	5	3	8
St Sampson	1	1	1	3
St Saviour	1	1	0	2
Torteval	0	1	1	2
Vale	56	4	6	66
Total	232	51	13	296

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

Location				2014
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Rural Area	116	27	11	154
Urban Area	116	24	2	142
Total	232	51	13	296

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

Location				2014
	Net change from new builds and demolitions	Net change from amalgamations and subdivisions	Net change from conversions	Net change total
Affordable	27	8	0	35
Supported	100	0	0	100
All other	105	43	13	161
Total	232	51	13	296

* Net change excludes administrative amendments

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

Change				Year
	2011	2012	2013	2014
Plus	279	152	241	367
Minus	49	68	70	71
Net Change	230	84	171	296
Administrative amendments	45	36	29	24
Change in total no. of units	275	120	200	320

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

Parish				Year
	2011	2012	2013	2014
Castel	13	16	2	23
Forest	-1	1	0	2
St Andrew	4	0	5	-1
St Martin	5	0	27	50
St Peter Port	151	61	116	141
St Pierre du Bois	5	0	0	8
St Sampson	40	23	7	3
St Saviour	4	7	6	2
Torteval	0	0	1	2
Vale	9	-24	7	66
Total	230	84	171	296

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

Area				Year
	2011	2012	2013	2014
Rural Area	37	12	51	154
Urban Area	193	72	120	142
Total	230	84	171	296

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

Tenure				Year
	2011	2012	2013	2014
Affordable	56	-26	102	35
Supported	0	-1	0	100
All other	174	111	69	161
Total	230	84	171	296

The change in the total number of domestic property units has been measured for four consecutive years and trends can therefore now be reported.

Table 5.1.5 shows the change in the total number of units in 2014 compared with 2013, 2012 and 2011. The number of administrative changes has decreased from 45 in 2011 to 24 in 2014, which is 0.1% of the total number of units.

Tables 5.1.6 and ***5.1.7*** show the change in the total number of units by parish and area (i.e. Rural and Urban) respectively. In the four years ending in 2014, 60.1% of the increase in the total number of domestic property units has been situated within St Peter Port.

Affordable and supported housing units, (see ***Table 5.1.8***) accounted for 11.8% and 33.8% respectively of the increase in the total number of domestic property units in 2014.

A number of affordable housing developments were completed in 2014, including those of the Clos L'Ecole, La Grande Courtil, Cour du Parc and La Nouvelle Maraitaine.

* Net change excludes administrative amendments

5.1 Changes to the number of units

The units created and removed since 2011 are shown on the maps in ***Figures 5.1.3*** and ***5.1.4***.

From 2011 to 2014, 63.2% of new units created were located in the Urban Area (see ***Figure 5.1.3***) as were 50.4% of units removed (see ***Figure 5.1.4***).

The affordable housing developments at Rue Jamouneau and Rue Sarchet can be seen in a cluster in the Urban Area in ***Figure 5.1.3***.

Figure 5.1.3: Map of units created between 2011 and 2014 inclusive

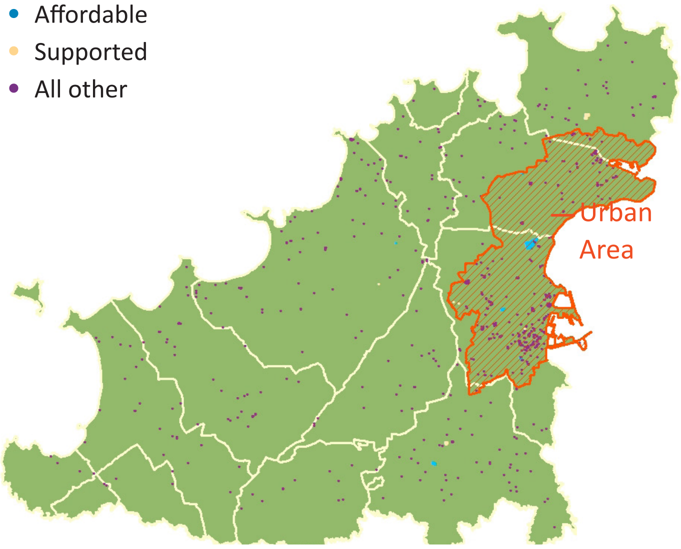


Figure 5.1.4: Map of units removed between 2011 and 2014 inclusive

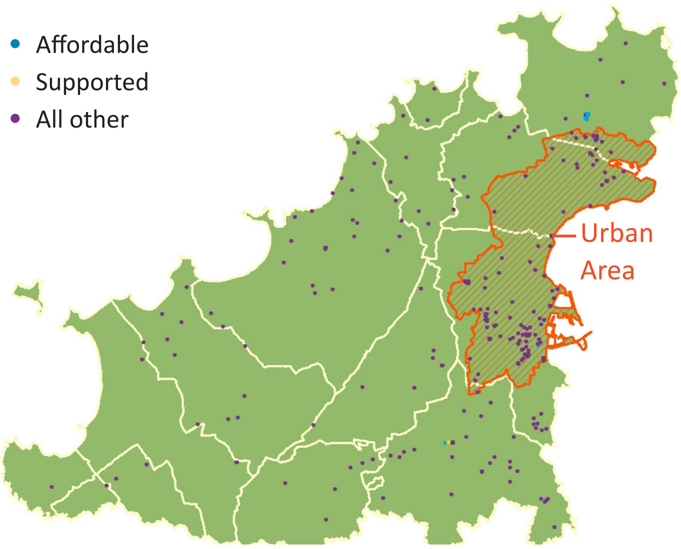


Table 6.1.1: Type and number of bedrooms of vacant units by market

Type	No. bedrooms	2014 Local	Open	Total	% of Island total units
Apartment	1	44	0	44	1.5%
	2	27	2	29	1.5%
	3	6	1	7	1.7%
	4	1	0	1	1.2%
	Over 4	3	0	3	9.7%
	Unknown	16	1	17	1.8%
	Total	97	4	101	1.6%
Bungalow	1	10	1	11	1.6%
	2	27	0	27	1.0%
	3	32	2	34	0.8%
	4	9	1	10	0.7%
	Over 4	2	0	2	0.5%
	Unknown	14	0	14	1.8%
	Total	94	4	98	1.0%
House	1	7	0	7	1.3%
	2	19	2	21	1.0%
	3	32	3	35	0.9%
	4	7	4	11	0.7%
	Over 4	9	3	12	1.5%
	Unknown	21	1	22	2.8%
	Total	95	13	108	1.1%
Other	1	1	0	1	1.1%
	2	1	0	1	4.2%
	3	1	0	1	4.2%
	4	0	0	0	0.0%
	Over 4	0	0	0	0.0%
	Unknown	4	0	4	3.3%
	Total	7	0	7	2.6%
Total	1	62	1	63	1.5%
	2	74	4	78	1.1%
	3	71	6	77	0.9%
	4	17	5	22	0.7%
	Over 4	14	3	17	1.4%
	Unknown	55	2	57	2.2%
	Total	293	21	314	1.2%

The number of vacant units presented on this page is based on electricity consumption data over the year ending December 2014. Properties with low or zero electricity consumption over the year (and without other evidence to suggest that they have been occupied) are classified as vacant.

It provides a measure of the number of properties which have been vacant for a year or more, using a methodology which can be repeated on a consistent basis in order to provide comparable figures in future years. All residential use classes of domestic units (e.g. self catering and social units) are included.

In December 2014, it was calculated that 314 units (or 1.2%) of the Island's total domestic property units had been vacant for a year or more. This compares to 334 in the year ending December 2013.

Table 6.1.1 shows the number of vacant properties broken down by market, type and number of bedrooms where the information was available. There were 101 apartments, 98 bungalows and 108 houses classified as vacant.

The limited bedroom information available indicated that just over a quarter (24.8%, 78 units) of the vacant units were two bedroom properties.

Houses had the highest proportion (34.4%) of vacant units across the Island, compared with 32.2% for apartments, 31.2% for bungalows and 2.2% for other types of unit.

7.1 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. Businesses property units, which have a residential element (such as hotels, lodging houses, nursing or care homes) are not included in this data. However, domestic units in multiple occupancy (i.e. those occupied by a number of unrelated people, typically on separate tenancy agreements) are included.

Open and Local Market Units

The Island's housing stock is split into two categories: Open Market and Local Market and the Housing Control 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/fourparts*** for more information). The data in this bulletin only includes private and social housing units, so any references to Open Market units relate to Open Market Part A housing only.

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 stories.

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 detatched, semi-detatched 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 detatched, semi-detatched 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.

Please see ***www.gov.gg/whocanliveandworkinguernsey*** for further information regarding who can occupy Open and Local Market housing in the Island.

7.1 Definitions and categories used

Tenure of Domestic Property Units

The tenure categories have been changed this year to better show trends in particular types of housing. Historic figures have been re-aligned with the new groupings to enable a like-for-like comparison. The changes only impact on Local Market units. The tenure describes the basis on which households occupy the property unit and 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. 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. It includes social rented and partially owned units, which had previously been shown individually.

The Supported category covers sheltered and 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, which had previously not been separated out from other housing units of those tenure types.

The Other category includes self-catering, staff accommodation and vacant units.

8.1 Contact details and further information

This bulletin will be published annually each March, but information on property prices is published quarterly in the ***Residential Property Prices Bulletin***. All Policy and Research Unit publications are available via ***www.gov.gg/pru***.

Please contact Anita Walker (Research Officer) for further information or to be added to the e-mailing list for any of the Policy and Research Unit publications.

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