

## **Chapter 4: Households and Housing**

- Private Households and Communal Establishments

### **Private Households**

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## **Private Households and Communal Establishments**

The 2001 Census recorded 35,562 private households in which 84,798 people were living.

A further 2,388 people were living in communal accommodation. Table 4.1 shows the number of people residing in the various types of communal establishment.

**Table 4.1: Residents of communal establishments<sup>14</sup>.**

<b>Communal Establishment</b>	<b>Number of people</b>
Hotel	890
Old people's home	626
Hospital	239
Guest house	215
Nursing home	202
Staff accommodation	35
Children's home	28
Others (e.g. prison, hostel)	153
<b>Total</b>	<b>2,388</b>

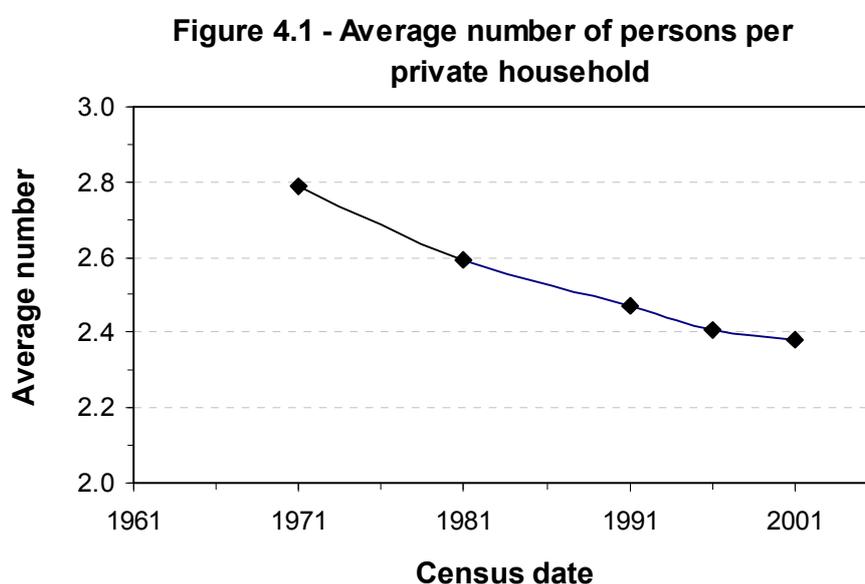
<sup>14</sup> Short-term residents at these establishments, i.e. those staying for less than six months, would normally have been enumerated at their home.

## Private Households

The average number of persons per private household for 2001 was 2.38, which indicates a slowing of the rate of decline in this ratio, as apparent in Table 4.2 and Figure 4.1.

**Table 4.2: Average number or persons per private household historically<sup>15</sup>.**

Census	1971	1981	1991	1996	2001	Great Britain <sup>16</sup>
Average number of persons	2.79	2.59	2.47	2.41	<b>2.38</b>	2.30



It is worth noting that a reduction in the average size of household makes a major contribution to the number of dwelling units required for the resident population:

- for example, the 0.09 reduction in the ratio between 1991 and 2001 implies that an additional 1,200 dwelling units would have been required to accommodate the on-Island population, *due to the reduction in average household size alone*;
- furthermore, a reduction of the average household size in Jersey from that of 2001 to the current level of Great Britain (2.30) would require some 1,200 additional dwelling units to accommodate the resident population.

<sup>15</sup> These ratios are not precisely comparable due to a change in the definition of private households between Censuses; households living as independent units in lodging houses and staff accommodation were categorised as private households for the first time in the 2001 Census, to conform with international definitions.

<sup>16</sup> Living in Britain: Results from the 2000 General Household Survey.

## **Size of household**

**Table 4.3: Percentage of private households by household size.**

<b>Number of Persons</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6 or more</b>
<b>Jersey 2001 Census</b>	28	36	16	14	5	2
<b>Great Britain<sup>17</sup></b>	32	34	15	13	5	2

*(Percentages in each row do not total to 100 due to rounding to the nearest whole number).*

Almost two-thirds (64%) of private households in Jersey were comprised of one or two persons; over a quarter (28%) of the overall total were one person households.

About a fifth (21%) of households contained four or more people.

The percentage in each size category was very similar to the 1996 Jersey Census.

The proportion of one person households was lower for Jersey than for Britain, and manifests itself through Jersey's average private household size being slightly higher than Britain's, as shown in Table 4.2.

## **Number of rooms occupied**

The number of rooms occupied by a household is a measure of the space available to members. For the purposes of the Census, bathrooms, toilets, halls, landings and storage rooms were not included in the number of rooms occupied.

Table 4.4 presents the percentage of all private households occupying different numbers of rooms; the most common numbers of rooms occupied per household were four (18.4 % of all private households) and five (18.6%).

**Table 4.4: Percentage of private households by number of rooms occupied.**

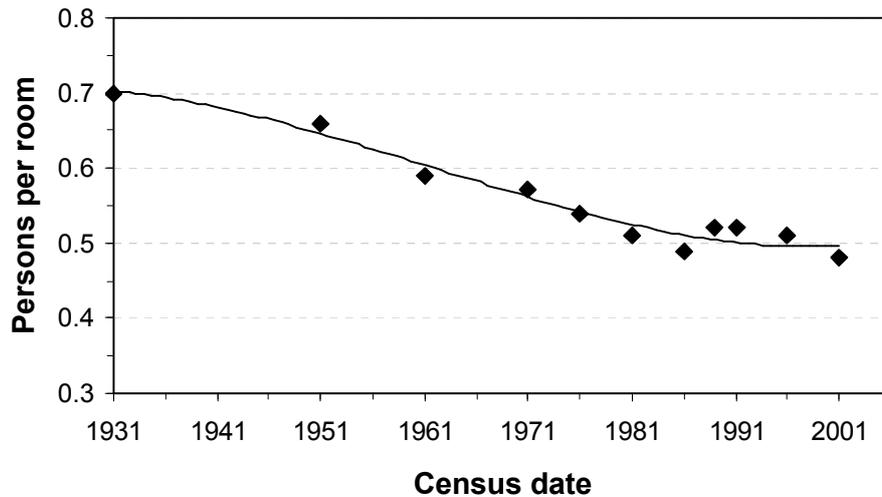
<b>Rooms</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4-6</b>	<b>7-9</b>	<b>10 or more</b>
Percentage of all private households	5	7	15	51	17	4

The average number of persons per room is an explicit measure of the space available to household members. For all private households in Jersey this ratio was 0.48 persons per room.

This figure is slightly lower than in the 1996 Census (0.51), and reaffirms the long-term decrease in the ratio, as shown by Figure 4.2.

<sup>17</sup> Living in Britain: Results from the 2000 General Household Survey.

**Figure 4.2 - Number of persons per room in private households**



**Overcrowding**

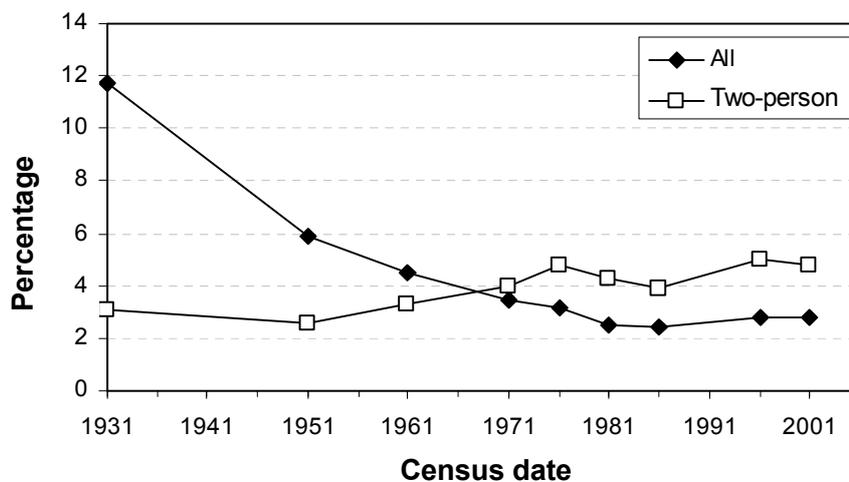
A household is considered to be overcrowded if the number of persons per room is 1.5 or greater (e.g. a two person household occupying one room, or three persons in one or two rooms).

At the time of the 2001 Census, 1,007 households in Jersey were overcrowded according to this definition - 2.8% of the total number of private households. A total of 2,684 people were living in these overcrowded households.

A more specific measure of the level of overcrowding in the Island is the proportion of two-person households living in one room; there were 616 such households recorded by the 2001 Census, constituting 4.8% of all two-person private households.

Figure 4.3 shows the historical level of overcrowding in terms of both indicators<sup>18</sup>.

**Figure 4.3 - Percentage of private households overcrowded**



<sup>18</sup> The 1989 and 1991 Censuses have been omitted from Figure 4.3 because of the substantial change in definition of private households which took place for these years, particularly with reference to boarders and private lodgers.

The proportion of overcrowding in all private households has decreased historically and has levelled off at approximately 3% over the past twenty years.

In contrast, overcrowding in two-person households has increased over time, and has stood at approximately 5% for the last two censuses.

Residentially non-qualified households constituted more than three-quarters (79%) of the total number of private households defined as being overcrowded at the time of the 2001 Census. For overcrowded two-person households, the non-qualified proportion was greater still, at 88%.

### **Type of Household**

Households may be categorised in terms of the relationships between household members. For private households, Table 4.5 shows the number of each type of household and the corresponding percentage of the total.

**Table 4.5: Type of private households.**

<b>Household Type</b>	<b>Number of households</b>	<b>% of all households</b>	<b>Persons per household</b>
Couple with at least one dependent child	7,011	20	3.9
Couple with all children aged over 15 yrs.	2,607	7	3.4
Couple (both not pensioners)	6,438	18	2.0
Couple (with one pensioner)	1,056	3	2.0
Single parent and at least one dependent child	1,374	4	2.7
Single parent with all children aged over 15 yrs.	1,043	3	2.3
Person living alone (not pensioner)	5,713	16	1.0
Person living alone (pensioner)	4,115	12	1.0
Two or more pensioners	2,811	8	2.0
Two or more unrelated persons	816	2	4.5
Other <sup>19</sup>	2,578	7	3.2
<b>Total</b>	<b>35,562</b>	<b>100</b>	<b>2.38</b>

The percentage that each type of household constituted of the total was generally very similar to that recorded by the 1996 Census.

However, the proportion of single parent households (with either dependent or non-dependent children) increased from 5% of the total in 1996 to 7% in 2001. The proportion of such single parent households in the UK<sup>20</sup> was 9%.

Single person households were the largest overall category in the Island in 2001, constituting over a quarter (28%) of all private households.

A similar proportion of private households (27%) consisted of “nuclear families” (an adult couple with children).

<sup>19</sup> The ‘Other’ category comprises, for example: adult siblings; couples living with an elderly relative; couples with a live-in au-pair or foreign student.

<sup>20</sup> UK Social Trends No 32 (2002 edition); the figure is for Spring 2001.

The average size of young nuclear families (at least one child aged 15 years or under) recorded by the 2001 Census was 3.9 persons per household; that of more mature nuclear families (all children aged over 15 years) was 3.4. These averages are the same as those measured by the 1996 Census.

### **Household Tenure**

The tenure categories of private households are shown in Table 4.6. The detailed breakdown of these categories in terms of residential qualification was presented in Chapter 3.

**Table 4.6: Tenure of private households<sup>21</sup>.**

	Households	% of total	Persons per room
Owner-occupier	18,031	51	0.42
States, housing trust/association or Parish tenancy	5,017	14	0.63
Private rental accommodation	7,857	22	0.50
Tied (staff) accommodation	1,700	5	0.71
Private lodging	1,539	4	0.65
Registered Lodging House <sup>22</sup>	1,269	4	1.03
Other	149	+	0.51

(+ represents a non-zero percentage less than 0.5).

Owner-occupier households accounted for approximately one-half (51%) of all private households.

About one in seven (14%) private households lived in social-rented accommodation as States, housing trust/association or Parish tenants.

The corresponding figures for Great Britain in 2000 were 68% of households being owner-occupiers and 21% renting from the social sector<sup>23</sup>.

The average number of persons per room ranged from 0.42 in owner-occupier households to 1.03 in registered lodging houses.

If households who had “recently arrived” in the Island (since 1 January 1996) are excluded from the figures of Table 4.6, the proportions of owner-occupier and social-rented households increase to 55% and 15% of the total, respectively.

The total number of private households over the past two decades and the proportions residing as owner-occupiers and in social-rented accommodation are presented in Table 4.7.

<sup>21</sup> The figures of Table 4.6 are not directly comparable with previous Censuses due to the change in definition of private households incorporated in 2001, whereby households living as independent units in lodging houses and staff accommodation were treated as private households for the first time. A similar caveat applies to Table 4.7, in which definition changes account for some of the increase in the total number of private households between 1996 and 2001.

<sup>22</sup> Some Registered Lodging Houses were actually dedicated staff accommodation; such establishments have been included in the Lodging House category.

<sup>23</sup> Living in Britain: Results from the 2000 General Household Survey

**Table 4.7: Total, owner-occupier and social-rented households: 1981-2001.**

<u>Census</u>	<u>Total number of private households</u>	<u>Owner-occupier</u>		<u>Social-rented</u>	
		Number	% of total	Number	% of total
2001	35,562	18,031	50.7	5,017	14.1
1996	33,702	17,458	51.8	4,575	13.6
1991	32,463	16,088	49.6	4,410	13.6
1981	26,674	13,011	48.8	3,330	12.5

Since 1981, the proportion of private households who were owner-occupiers has remained relatively constant at approximately one in two. The proportion of households in social-rented accommodation increased from one in eight to about one in seven over the same period.

### Occupation

There was a strong correlation between housing tenure and the occupation group of the head of household, as indicated by Table 4.8.

**Table 4.8: Tenure by Occupation group of head of household.**

<u>Occupation Group</u>	<u>Head of Household</u>	<u>Owner-occupier</u>	<u>Owner-occupier as % of all Owner-occupiers</u>	<u>Owner-occupier as % of Occupation group</u>
<b><u>Employed</u></b>				
Managers & Senior Officials	5,055	3,150	17	62
Professional Occupations	2,073	1,244	7	60
Associate Professional & Technical	3,377	1,913	11	57
Administrative & Secretarial	3,645	1,567	9	43
Skilled Trades Occupations	3,903	1,805	10	46
Personal Service Occupations	1,188	344	2	29
Sales & Customer Service	1,258	382	2	30
Process, Plant, & Machine operatives	1,371	560	3	41
Elementary Occupations	2,697	593	3	22
<b><u>Not employed</u></b>				
Retired	7,657	4,964	28	65
Other	3,338	1,509	8	45
<b>Total</b>	<b>35,562</b>	<b>18,031</b>	<b>100</b>	<b>51</b>

Home ownership rates were considerably above the Island average amongst the Managerial, Professional and Associate Professional groups, approaching two-thirds (62%) of households in which the head was in the Managers and Senior Officials category.

Owner-occupation was slightly below one-third when the head of household was employed in the Personal Service and the Sales and Customer Service categories.

The proportion of home ownership was lowest for the Elementary occupations category, for which the rate of owner-occupation was somewhat below one-quarter.

The highest proportion of owner-occupier households was found where the head of household was retired; such households accounted for more than a quarter (28%) of all owner-occupier households.

Managers and Senior Officials accounted for approximately a sixth (17%) of owner-occupier households; the Associate Professional, Administrative and secretarial and Skilled Trades categories each accounted for approximately one-tenth of the overall total.

### **Parishes**

The numbers of private households in each Parish are presented in Table 4.9; the density of households, number of persons per household, and the number of persons per room are also shown.

**Table 4.9: Private households by Parish: density and size.**

	<b>Households</b>	<b>Density (Households / km<sup>2</sup>)</b>	<b>Persons per household</b>	<b>Persons per room</b>
<b>Grouville</b>	1,845	237	2.50	0.44
<b>St Brellade</b>	3,905	305	2.50	0.45
<b>St Clement</b>	3,240	771	2.51	0.48
<b>St Helier</b>	12,687	1,475	2.14	0.54
<b>St John</b>	995	114	2.63	0.42
<b>St Lawrence</b>	1,911	201	2.43	0.43
<b>St Martin</b>	1,398	141	2.55	0.43
<b>St Mary</b>	591	91	2.68	0.43
<b>St Ouen</b>	1,437	96	2.63	0.45
<b>St Peter</b>	1,687	145	2.48	0.46
<b>St Saviour</b>	4,829	519	2.51	0.50
<b>Trinity</b>	1,037	84	2.55	0.41
<b>Total</b>	<b>35,562</b>	<b>306</b>	<b>2.38</b>	<b>0.48</b>

The three Parishes of St Helier, St Saviour and St Clement had the greatest density of private households, being the only Parishes with household densities above the whole-Island average of 306 per square kilometre.

St Helier accounted for more than a third (36%) of all private households.

The density of households in St Helier was almost seven times that of the other eleven Parishes combined.

The number of persons per household was lowest in St Helier at 2.14, reflecting the relatively low level of owner-occupation in the Parish. The corresponding figure for the remaining eleven Parishes combined was 2.52 persons per household.

St Helier had the highest ratio of persons per room at 0.54. This figure is 17% greater than that of the remaining eleven Parishes combined, 0.46 persons per room.

St Helier accounted for 56% of overcrowded households (defined as having 1.5 or more persons per room) with 563 such households out of the Island total of 1,007.

The Parish accounted for a similar proportion (57%) of overcrowded two-person households (two persons in one room) having 348 out of the 616 Island total.

Table 4.10a shows the number in each tenure category by Parish; Table 4.10b shows the percentage that each tenure constituted of the Parish total.

**Table 4.10a: Tenure of private households by Parish: numbers.**

	Owner - occupier	Private rental	Social rented	Tied (staff)	Private Lodging	Registered Lodging House	Other
<b>Grouville</b>	1,125	415	120	105	50	20	10
<b>St Brelade</b>	2,690	645	215	130	205	5	15
<b>St Clement</b>	1,775	485	685	95	135	60	10
<b>St Helier</b>	4,320	3,485	2,820	550	505	965	40
<b>St John</b>	650	220	25	65	30	0	5
<b>St Lawrence</b>	1,180	425	90	100	85	15	15
<b>St Martin</b>	895	280	50	100	55	15	5
<b>St Mary</b>	385	110	5	40	50	0	5
<b>St Ouen</b>	885	290	55	105	75	5	20
<b>St Peter</b>	965	385	85	135	65	45	5
<b>St Saviour</b>	2,500	895	870	185	230	135	15
<b>Trinity</b>	665	220	0	95	50	0	10
<b>Total</b>	<b>18,030</b>	<b>7,855</b>	<b>5,015</b>	<b>1,700</b>	<b>1,540</b>	<b>1,270</b>	<b>150</b>

*(Figures are rounded independently to the nearest five).*

**Table 4.10b: Tenure of private households by Parish: percentages.**  
*(Figures are percentage of Parish total).*

	Owner - occupier	Private rental	Social rented	Tied (staff)	Private Lodging	Registered Lodging House	Other
<b>Grouville</b>	61	22	6	6	3	1	1
<b>St Brelade</b>	69	17	6	3	5	+	+
<b>St Clement</b>	55	15	21	3	4	2	+
<b>St Helier</b>	34	27	22	4	4	8	+
<b>St John</b>	65	22	3	7	3	0	1
<b>St Lawrence</b>	62	22	5	5	4	1	1
<b>St Martin</b>	64	20	4	7	4	1	+
<b>St Mary</b>	65	19	1	7	8	0	1
<b>St Ouen</b>	62	20	4	7	5	+	1
<b>St Peter</b>	57	23	5	8	4	3	+
<b>St Saviour</b>	52	19	18	4	5	3	+
<b>Trinity</b>	64	21	0	9	5	0	1
<b>Total</b>	<b>51</b>	<b>22</b>	<b>14</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>+</b>

*(+ represents a non-zero percentage less than 0.5; percentages in a given row may not total to 100 due to rounding to the nearest whole number).*

The proportion of owner-occupation in St Helier (34% of all households in the Parish) was considerably lower than the whole-Island average of 51%.

Private rental and social-rented households correspondingly formed a higher proportion (27% and 22%, respectively) in St Helier than in the other Parishes.

Social-rented accommodation accounted for approximately one-fifth of households in the Parishes of St Helier, St Saviour and St Clement.

## **Household Amenities**

Of the 35,562 private households enumerated, 97% had their own cooking facilities, bathroom (or shower) and toilet.

The remaining 3% (constituting 1,063 households) shared one or more of these amenities with at least one other household; approximately 80% of these households were not residentially qualified.

643 households had their own cooking facilities but neither their own bathroom nor toilet.

222 households had shared cooking facilities; of these, 85 also shared both bathroom and toilet facilities.

## **Home Computing**

For the first time, the 2001 Census recorded information on home computing and Internet access. Table 4.11 shows the number of private households which had a computer available at home for their use, and also the number having access to the Internet at home.

**Table 4.11: Home computer and Internet access (at home).**

	Number of households	% of all households
Computer & Internet	13,435	38
Computer but No Internet	3,194	9
No Computer but with Internet	282	1
No Computer & No Internet	18,651	52
<b>Total</b>	<b>35,562</b>	<b>100</b>

Almost half (47%) of all private households had a computer available at home.

39% of private households had access to the Internet at home. A small number of these (representing 2% of households with home Internet access) said they did so using technologies other than home computers.

In the first quarter of 2001 (January-March), 36% of households in the UK had home access to the Internet using all forms of access<sup>24</sup>. The Jersey figure of 39% was, therefore, somewhat higher than that of the UK.

The comparable figures for Guernsey<sup>25</sup> were: 52% of private households had a computer available at home; and 41% of households had a home computer with access to the Internet.

<sup>24</sup> UK Family Expenditure Survey, March 2001.

<sup>25</sup> 2001 Guernsey Census report.

## **Motor Vehicles**

The number of vehicles owned or available for use by private householders was recorded, including vehicles owned by an employer that were available for private use. The total numbers of such vehicles are presented in Table 4.12.

**Table 4.12: Vehicles owned or available for use by private households<sup>26</sup>.**

	<b>Cars</b>	<b>Vans</b>	<b>Motorcycles or scooters</b>
<b>Vehicles</b>	47,774	4,783	4,246
<b>Average number of vehicles per household</b>	1.34	0.13	0.12

## **Cars and Vans**

The total number of cars and vans owned/used by private households was 52,557. This figure represents a 14% increase from that of 1996 (46,291 cars and vans), which itself constituted a 9% increase from 1989 (42,395).

The average number of cars and vans per household in 2001 was 1.48. The average figure for both 1996 and 1989 was 1.37, reaffirming the increase in ownership/use rates in recent years.

The number and percentage of private households owning/using a given number of cars (or vans) is shown in Table 4.13.

**Table 4.13: Private households with number of cars and vans owned/available.**

	<b><u>Number of Cars and Vans</u></b>					
	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 or more</b>
Households	5,849	14,298	10,690	3,174	980	571
% of all households	16	40	30	9	3	2

84% of households had the use of one or more car or van. The corresponding figures in 1996 and 1989 were 83% and 80%, respectively.

Approximately one household in seven (14%) had more than two cars (or vans) for private use.

Almost one-sixth (16%) of all private households had no car or van for domestic use; of these 170 households had at least one motorcycle or scooter. Thus, 5,679 households had no motorised vehicle for private use.

<sup>26</sup> The total number of cars, vans and motorcycles/scooters recorded on the Vehicle Register of the Driver and Vehicle Standards (DVS) Department at 31 December 2000 were: 68,637, 7,338 and 7,318 respectively. These DVS registration figures included vehicles which were for commercial use only (such as hire cars and company vans) as well as vehicles which were no longer in use but had not been de-registered.

There was a considerable variation in household type for those households without the use of a car or van, as indicated by Table 4.14.

**Table 4.14: Private households without a car or van by household type.**

<b>Household Type</b>	<b>Number of households</b>	<b>% of all such households</b>
Couple with at least one dependent child	209	3
Couple with all children aged over 15 yrs.	57	2
Couple (both not pensioners)	566	9
Couple (with one pensioner)	67	6
Single parent and at least one dependent child	319	23
Single parent with all children aged over 15 yrs.	152	15
Person living alone (not pensioner)	1,862	33
Person living alone (pensioner)	1,997	49
Two or more pensioners	248	9
Two or more unrelated persons	76	9
Other	296	11
<b>Total</b>	<b>5,849</b>	<b>16</b>

A third of persons living alone (not pensioners) did not have the use of a car or van.

Approximately half (49%) of all pensioners living alone were without the use of a car or van; almost half of these pensioners lived outside St Helier.

Almost a quarter (23%) of single parents with dependent children did not have the use of a car or van; over a third of these households were living outside St Helier.

Table 4.15 shows the change in private vehicle ownership/use over the last 30 years.

**Table 4.15: Private car and van ownership/use: 1971-2001.**

	<b><u>% of all private households with</u></b>		
	<b>No car or van</b>	<b>One car or van</b>	<b>Two or more cars or vans</b>
<b>2001</b>	16	40	44
<b>1996</b>	17	42	41
<b>1989</b>	20	39	40
<b>1971</b>	35	43	22

*(Percentages for 1989 do not add up to 100 due to rounding to the nearest whole number)*

The proportion of households with one car or van has remained relatively constant over the thirty-year period, at close to 40%. However, the proportion with two or more cars/vans has doubled, with most of the increase occurring before 1989.

Correspondingly, the proportion of households with no car or van has halved, from over a third in 1971 to a sixth in 2001.

## **Comparison with other jurisdictions**

Table 4.16 compares car and van ownership/use by private households in Jersey with the most recent figures for Guernsey, the Isle of Man and Great Britain<sup>27</sup>.

**Table 4.16: Comparison of private car and van ownership/use with other jurisdictions.**

	Year	Average number of cars/vans per household	Cars/vans per 1,000 population
<b>Jersey</b>	<b>2001</b>	1.48	620
	<b>(1996)</b>	1.37	570
<b>Guernsey</b>	<b>1996</b>	1.48	580
<b>Isle of Man</b>	<b>2001</b>	1.40	580
<b>Great Britain</b>	<b>2000</b>	1.05	460

In terms of cars/vans per 1,000 population (private households), the most recent figure for Jersey is approximately a third (35%) greater than that of Great Britain (2000) and 7% greater than Guernsey (1996) and the Isle of Man (2001).

The average number of cars/vans per household was very similar for the three island jurisdictions, Jersey and Guernsey being 6% greater than the Isle of Man.

## **Parking**

The overnight parking of vehicles for private use was recorded, and is presented in Table 4.17.

**Table 4.17: Overnight parking of vehicles for private use.**

	Private garage	Private parking area	Public parking area	Public road or street	Elsewhere
<b>Number of vehicles</b>	14,991	35,393	3,309	2,722	388
<b>% of all vehicles</b>	26	62	6	5	1

The majority of vehicles (88%) were parked on private property.

Of the vehicles parked overnight on a public road or street, 45% (constituting 1,228 vehicles) were parked in St Helier and a further 14% (374 vehicles) in St Saviour.

<sup>27</sup> Figures for Guernsey and the Isle of Man are from the 1996 and 2001 Censuses in these jurisdictions, respectively; the Guernsey Census in 2001 did not acquire data on car/van ownership. The Isle of Man figures are for all residents, not just those residing in private households. The figures for Great Britain are derived from: National Travel Survey: 1999/2001 Update; and Living in Britain: Results from the 2000 General Household Survey.

**Mode of travel to work**

As reported in Chapter 6, there were 47,082 economically active adults (aged 16 and over) in employment at the time of the 2001 Census. The means by which these people usually travelled to work is presented in Table 4.18.

**Table 4.18: Mode of travel to work.**

<b>Travel to work</b>	<b>Number of employed people</b>	<b>% of all employed people</b>
Private car (alone)	20,044	43
Private car (with others)	6,794	14
Motorcycle or scooter	1,059	2
Walk	10,770	23
Cycle	1,268	3
Bus	1,693	4
Taxi	195	+
Work mainly at or from home	2,337	5
Other (e.g. living adjacent to place of work)	2,922	6
<b>Total</b>	<b>47,082</b>	<b>100</b>

(+ represents a non-zero percentage less than 0.5).

Considerably more than half (57%) of those in employment travelled to work by private car.

Almost a quarter (23%) walked to work.

## **Dwellings**

A dwelling was defined as a building or part of a building which provided separate living accommodation, whether occupied or unoccupied (vacant). Mobile or temporary buildings were only counted as dwellings if they were in use as a person's normal place of residence on Census night.

30,742 dwelling units were recorded as occupied at the time of the 2001 Census.

### **Vacant dwellings**

2,065 dwelling units were categorised as being unoccupied at the time of the Census. Through follow-up enumeration and examination of public records, reasons for vacancy were found for almost half of this total. For the remainder, a post-enumeration sample survey was conducted.

The 2,065 vacant dwellings thus broke down as follows:

Temporarily vacant (awaiting new owners or tenants, or occupant in hospital)	30%
Being re-built, renovated or refurbished	26 %
Empty long term (overseas owner; owner resident elsewhere in Jersey; resident owner on long-term holiday; staff accommodation for financial institution)	12 %
Occupant in care (nursing home) or recently deceased	8 %
For sale	7 %
Seasonal staff accommodation (farms, hotels)	6 %
Occupied on census night (persons <i>not</i> recorded)	5 %
Derelict (not habitable)	5 %

*(Percentages do not add up to 100 due to rounding to the nearest whole number).*

113 "vacant" dwellings were estimated to be actually occupied at the time of the Census, thereby constituting a component of the undercount of the residential population.

Discounting the dwellings which were actually occupied and the 103 derelict properties yielded a total number of 1,849 vacant dwelling units.

### **Total dwelling stock**

The dwelling stock, defined as the sum of occupied and unoccupied units (discounting derelicts), was therefore 32,704 units. The corresponding totals recorded by the 1996 and 1991 Censuses were 32,173 and 28,725, respectively.

Increases in the dwelling stock arise from the construction of new stock and also from the conversion of existing properties, for example hotels and guest houses into flats. Reduction in the stock is due principally to the demolition of former dwellings.

Over the five-year period 1991 to 1996 there was a net increase in the dwelling stock of 12%; between 1996 and 2001 there was a net increase of less than 2%.

## **Private Households**

As indicated in Table 4.19, the majority of occupied dwelling units contained a single private household (93% of the total number of occupied dwellings).

**Table 4.19: Private households in occupied dwellings.**

	<b><u>Households per dwelling</u></b>				<b>Total</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4 or more</b>	
Occupied Dwellings	28,500	1,282	393	567	30,742
% of all occupied dwellings	93	4	1	2	100
Households	28,500	2,564	1,179	3,319	35,562

Table 4.19 also indicates that 7,062 private households (20% of the total) were sharing a dwelling with at least one other household. The corresponding number in 1996 was 5,613 private households, constituting 17% of the total.

The increase in the number and proportion of private households sharing dwellings may be partially explained by the classification of independent households in lodging houses or staff accommodation as private households in 2001. However, a shortage of available accommodation would also contribute to the observed increase in these figures.

## **Type of dwelling**

The type of dwelling accommodation occupied by private households is presented in Table 4.20. The category of "Terraced" (house or bungalow) includes end-terrace; bed-sits are included as part of a converted house; commercial buildings include office buildings, hotels and accommodation over a shop; and temporary or mobile structures include Portakabins<sup>TM</sup> and tents.

**Table 4.20: Private households by type of dwelling occupied.**

<b>Type of dwelling</b>	<b>Number of Private households</b>	<b>% of all Private households</b>
<b><u>Whole house or bungalow</u></b>		
Detached	10,401	29
Semi-detached	6,782	19
Terraced	3,879	11
<b><u>Flat, maisonette, apartment</u></b>		
Purpose-built	7,510	21
Part of converted house	5,799	16
In a commercial building	1,068	3
<b><u>Temporary or mobile structure</u></b>		
	123	+

(+ represents a non-zero percentage less than 0.5).

59% of private households were living in a whole house or bungalow, with approximately half of such households occupying a detached unit. A further 21% of households lived in a purpose-built flat, and the remaining 20% were living in part of a converted house, commercial building or temporary structure. The corresponding figures for the 1996 Census were 58%, 25% and 17%, respectively.

There are clear correlations between the type of dwelling occupied and the tenure category of the household. Table 4.21 shows the number of private households occupying each type of dwelling in terms of tenure.

**Table 4.21: Private households by type of dwelling and tenure.**

Tenure	<u>Whole house or bungalow</u>			<u>Flat, maisonette, apartment</u>			<u>Temporary or mobile</u>
	Detached	Semi-detached	Terraced	Purpose-built	Part of converted house	In commercial building	
Owner-occupier	8,310	4,490	2,470	1,760	920	80	+
Social-rented	140	740	480	3,520	120	20	0
Private Rental	1,550	1,210	730	1,540	2,300	520	+
Tied (staff)	160	130	60	300	620	320	120
Private Lodging	200	180	100	120	890	50	0
Reg.Lodg. House	+	10	20	270	930	50	0
Other	50	30	20	10	20	20	0

(Numbers have been rounded to the nearest 10; + represents a non-zero number less than six).

The correlations between dwelling type and tenure are more apparent in the two summaries of Table 4.21 shown in Tables 4.22a and 4.22b: the percentage of each tenure category for a particular dwelling type (Table 4.22a); and the percentage of each dwelling type within a particular tenure category (Table 4.22b).

**Table 4.22a: Percentage of each tenure category for a particular dwelling type<sup>28</sup>.**

Type of Dwelling	<u>Tenure category</u>							Total %
	Owner-occupier	Social-rented	Private rental	Tied (staff)	Private Lodging	Reg.Lodg. House	Other	
<b>House</b>	72	6	17	2	2	+	1	100
<b>Flat</b>	19	25	30	9	7	9	+	100
<b>Temporary</b>	4	0	2	94	0	0	0	100

(+ represents a non-zero percentage less than 0.5).

<sup>28</sup> In Tables 4.22a and 4.22b, the dwelling type "House" implies whole house or bungalow (detached, semi-detached or terraced); "Flat" includes flat, maisonette and apartment; "Temporary" includes temporary or mobile structures.

As indicated in Table 4.22a, almost three-quarters (72%) of whole houses and bungalows (detached, semi-detached and terraced) were owner-occupied; a further one-sixth (17%) of such dwellings were privately rented.

Private rental represented the largest tenure category of households living in flats, accounting for almost one-third (30%) of all flats. Approximately one-quarter and one-fifth of the total number of flats were social-rented and owner-occupied, respectively.

The vast majority (94%) of occupied temporary or mobile structures were staff accommodation.

**Table 4.22b: Percentage of each dwelling type within a particular tenure category<sup>28</sup>.**

Tenure	Dwelling type			Total %
	House	Flat	Temporary	
Owner-occupier	85	15	+	100
Social-rented	27	73	0	100
Private rental	44	56	+	100
Tied (staff)	20	73	7	100
Private Lodging	31	69	0	100
Reg. Lodging House	2	98	0	100
Other	66	34	0	100

(+ represents a non-zero percentage less than 0.5).

Table 4.22b shows that 85% of owner-occupier households lived in a whole house or bungalow, compared to approximately a quarter of households (27%) in social-rented accommodation.

A not insignificant proportion (7%) of households occupying staff accommodation were living in temporary or mobile structures.

## **Residential Qualifications**

There was a further level of correlation between the type of dwelling occupied and tenure, in terms of residential qualification of the household. Table 4.23a shows the number of private households occupying each type of dwelling for both the residentially qualified (a-k) and non-qualified categories.

**Table 4.23a: Private households by type of dwelling and residential qualification.**

	<u>Whole house or bungalow</u>			<u>Flat, maisonette, apartment</u>			Temp or mobile	Total
	Detach	Semi-detach	Terrace	Purpose-built	Part of converted house	In commercial building		
Qualified (a-k)	10,029	6,489	3,688	6,834	3,406	722	16	<b>31,184</b>
Non-qualified	372	293	191	676	2,393	346	107	<b>4,378</b>

The percentage of each type of occupied dwelling within the two main categories of residential qualification is shown in Table 4.23b.

**Table 4.23b: Percentage of each type of occupied dwelling type within the two categories of residential qualification<sup>29</sup>.**

Residential Qualification	Dwelling type			Total %
	House	Flat	Temporary	
Qualified (a-k)	65	35	+	100
Non-qualified	20	78	2	100

(+ represents a non-zero percentage less than 0.5).

Almost two-thirds of residentially qualified households occupied a whole house or bungalow. In contrast, only a fifth of non-qualified households occupied such accommodation; more than three-quarters (78%) of non-qualified households were living in flats<sup>29</sup>.

<sup>29</sup> In Table 4.23b, the dwelling type "House" implies whole house or bungalow (detached, semi-detached or terraced); "Flat" includes flat, maisonette and apartment; "Temporary" includes temporary or mobile structures.