

Dwellings

The 2011 census identified 44,698 private dwellings³ and 157 communal establishments in Jersey.

Vacant dwellings

One in fourteen (7%) of all private dwellings were vacant on census day – a total of 3,103 dwellings.

Table 3.1: Number of private dwellings and vacant dwellings, by parish

	Total dwellings		Vacant dwellings	Vacant rate (Percent)
	Number	Percent		
Grouville	2,142	5	124	6
St Brelade	4,547	10	365	8
St Clement	3,843	9	155	4
St Helier	17,417	39	1,397	8
St John	1,184	3	72	6
St Lawrence	2,350	5	121	5
St Martin	1,621	4	129	8
St Mary	696	2	33	5
St Ouen	1,698	4	127	7
St Peter	2,207	5	189	9
St Saviour	5,641	13	283	5
Trinity	1,352	3	108	8
All	44,698	100	3,103	7

Table 3.1 provides the number of total private dwellings in each parish, the number of vacant dwellings, and the vacant rate. St Helier had the highest number of vacant dwellings (1,397), whilst St Peter had the highest proportion of vacant dwellings, with a vacant rate of 9%.

As Table 3.2 shows, the majority of vacant dwellings were flats (63%) and over a third (37%) were houses.

³Private dwellings as measured by the census are not necessarily separate physical dwellings; in the census separate dwellings were identified where the occupants shared a living space and a cooking area and may not necessarily correspond to a dwelling with a separate entrance. For example, a lodger in a private household was counted as living in a separate dwelling if there was a separate living space and cooking facilities for their own use.

Table 3.2: Vacant dwellings by property type

	Property type	Number	Percent
House	Detached	646	21
	Semi-detached	273	9
	Terraced	222	7
Flat	Purpose built block	802	26
	Part of converted house	897	29
	In a commercial building	245	8
Semi-permanent structure ⁴ e.g. Portakabin™		18	1
All vacant dwellings		3,103	100

Two-fifths (41%) of vacant dwellings had one bedroom and over a quarter (28%) had two bedrooms (Table 3.3).

Table 3.3: Vacant dwellings by number of bedrooms

Number of bedrooms	Percent
One	41
Two	28
Three	19
Four or more	12
	100

Although there was no requirement for householders to give reasons for properties being vacant, some reasons were provided for around half of properties listed as vacant.

Table 3.4 presents the most cited reasons for vacant properties for which data was provided. Over a quarter (29%) were vacant due to being between tenants, and nearly a quarter (23%) were second or holiday homes. Around one in five were in the process of being built or renovated.

Table 3.4: Vacant dwellings by reason

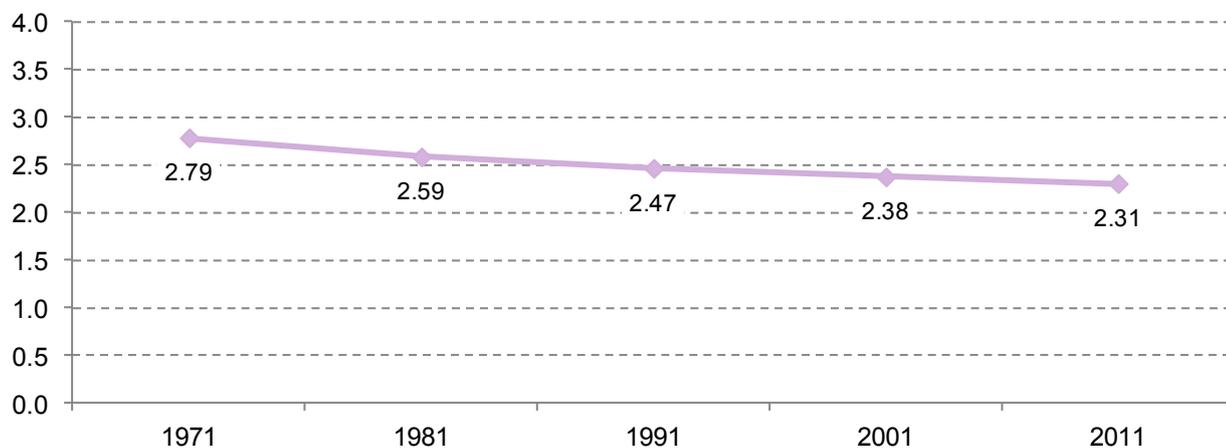
Reason for vacancy	Percent
Between tenants	29
Second / holiday home	23
Property being built or renovated	18
For sale	10
Resident deceased	6
Resident in care home	5
Owner away long term	3
Other reason	6
	100

⁴ Mobile or temporary structures such as boats, tents or mobile homes were only enumerated if they were occupied on census day; therefore any vacant structures of this type would not be included as vacant dwellings. Only semi-permanent structures such as Portakabins™ were enumerated if found to be vacant.

Persons and bedrooms per dwelling

Excluding those people living in communal establishments, 95,974 persons were living in 41,595 private dwellings in 2011, representing an average of 2.31 persons per dwelling. This ratio has been declining over the last four decades, as can be seen in Figure 3.1.

Figure 3.1: The decline in the number of persons per private dwelling over the last four decades



St Helier had the lowest number of persons per dwelling whilst the country parishes such as St Mary and Trinity had, on average, a higher number of persons per dwelling (see Table 3.5). These differences should be considered alongside information on the size of the dwelling. The mean number of bedrooms is also provided in Table 3.5, and shows that St Helier dwellings had, on average, fewer than 2 bedrooms per dwelling, whilst St John and St Mary dwellings had, on average more than 3 bedrooms per dwelling.

Table 3.5: Number of occupied private dwellings, persons per dwelling and bedrooms per dwelling in 2011

	Occupied private dwellings	Persons living in private dwellings	Persons per private dwelling	Mean number of bedrooms per dwelling
Grouville	2,018	4,806	2.38	2.85
St Brelade	4,182	10,111	2.42	2.85
St Clement	3,688	9,202	2.50	2.72
St Helier	16,020	32,861	2.05	1.93
St John	1,112	2,911	2.62	3.12
St Lawrence	2,229	5,367	2.41	2.82
St Martin	1,492	3,707	2.48	2.96
St Mary	663	1,752	2.64	3.09
St Ouen	1,571	4,092	2.60	2.98
St Peter	2,018	4,800	2.38	2.66
St Saviour	5,358	13,249	2.47	2.59
Trinity	1,244	3,116	2.50	2.95
All	41,595	95,974	2.31	2.46

The number of bedrooms by tenure is shown in Table 3.6. Over four-fifths (82%) of all dwellings had one, two or three bedrooms. The majority of rental accommodation had either one or two bedrooms with nearly two-thirds (62%) of non-qualified accommodation having one bedroom. In contrast, almost seven out of ten (69%) of owner-occupier households had three or more bedrooms.

Table 3.6: Number of bedrooms in private dwellings by tenure, percent

Tenure	One	Two	Three	Four	Five or more	Total
Owner-occupied	9	22	41	20	8	100
Qualified rent	39	33	19	6	2	100
States, housing trust or parish rent	44	33	20	3	~	100
Non-qualified accommodation	62	23	10	3	2	100
All households	27	26	30	13	5	100

Overcrowding and under-occupation

One in twenty (5%) of all occupied dwellings could be classed as ‘overcrowded’, that is, they had fewer bedrooms than the number required by the ‘Bedroom Standard’⁵ (a measure of over-crowding). This measure of overcrowding rose to 15% in non-qualified accommodation, see Table 3.7.

Table 3.7: Overcrowding and under-occupation by tenure, percent

Tenure	Compared with Bedroom Standard				Total
	over-crowded ⁺	at standard	1 above standard	under-occupied [*]	
Owner-occupied	2	21	35	42	100
Qualified rent	5	56	28	10	100
States, housing trust or parish rent	4	78	17	2	100
Non-qualified accommodation	15	65	14	6	100
All households	5	41	29	26	100

+ One or more bedrooms below standard

* Two or more bedrooms above standard

Around one in two hundred (0.5%) Jersey households have at least two fewer bedrooms than they require by the Bedroom Standard.

Around a quarter (26%) of households were under-occupying their accommodation, that is they had at least two bedrooms more than they needed as measured by the Bedroom Standard. The rate of under-occupation was highest for owner-occupied households (42%).

Due to definitional changes, it is not possible to compare this measure of overcrowding with previous censuses.

⁵ The ‘Bedroom Standard’ (UK Housing Overcrowding Bill, 2003) defines the number of bedrooms that would be required by the household, where a separate bedroom is allowed for each married or cohabiting couple, any adults aged 21 or over, pairs of adolescents aged 10-20 of the same sex and pairs of children under 10 years. Unpaired persons of 10-20 years are notionally paired with a child under 10 of the same sex.

Property types

Table 3.8 provides a breakdown of the types of dwellings in Jersey (excluding vacant dwellings). A quarter (26%) were detached houses; slightly more (28%) were flats in purpose-built blocks. There were 152 temporary structures such as tents, boats or portakabins™ occupied on census night.

Comparison with 2001 shows an increase in the proportion of flats in purpose-built blocks. There has been a decrease in the proportion of houses, in particular detached houses, since 2001.

Table 3.8: Property types in 2011 and 2001, excluding vacant properties

Property type		Number of dwellings, 2011	2011 percent	2001 percent
House	Detached	10,808	26	29
	Semi-detached	7,990	19	19
	Terraced	4,528	11	11
Flat	Purpose built block	11,759	28	21
	Part of converted house	5,278	13	16
	In a commercial building	1,080	3	3
Temporary structure	Tent, boat or Portakabin™	152	~	~
All (excluding vacant properties)		41,595	100	100

Household tenure

The census asked householders to identify the tenure by which they occupied their dwelling. Table 3.9 compares the household tenure distribution in 2011 with that of 2001⁶.

There has been a slight increase in the proportion of households who own the property that they occupy, from 51% in 2001 to 54% in 2011. On the other hand, the proportion of qualified rental properties has slightly reduced, from just over a fifth (22%) in 2001 to just under a fifth (19%) in 2011.

Table 3.9: Household tenure in 2011 and 2001, excluding vacants

Tenure	Number of dwellings, 2011	2011 percent	2001 percent
Owner-occupied	22,574	54	51
States, housing trust or parish rent	5,656	14	14
Qualified private rent	7,806	19	22
Staff, service or tied accommodation	1,274	3	
Registered lodging house	652	2	13
Lodger paying rent in private household	1,070	3	
Other non-qualified accommodation	2,563	6	
All (excluding vacants)	41,595	100	100

⁶ Differences in the question format between 2001 and 2011 do not allow a more detailed comparison for all tenures.

The proportion of dwellings which are owner-occupied is higher in the UK (68%⁷) and Guernsey (62% of the local market, 67% of the open market⁸) than in Jersey (54%). A breakdown of tenure by parish can be found in Appendix C.

Table 3.10 shows the number of private households occupying each type of property by tenure.

Table 3.10: Household tenure by property type in 2011

Property type		Owner-occupied	States, housing trust or parish rent	Qualified private rent	Non-qualified accommodation
House	Detached	9,070	180	1,130	430
	Semi-detached	5,630	860	1,130	370
	Terraced	3,140	550	620	220
Flat	Purpose built block	3,400	3,930	2,620	1,810
	Part of converted house	1,190	130	1,860	2,090
	In a commercial building	130	~	440	500
Temporary structure	Tent, boat or Portakabin™	~	0	~	140
All (excluding vacants)		22,570	5,660	7,810	5,560

~ indicates a value less than 10. All other numbers have been independently rounded to the nearest 10.

Certain property types were more likely to be in a particular tenure category, as shown in Table 3.11.

The majority of non-qualified accommodation consisted of flats or apartments; more than twice as many States, housing trust or parish rental properties were flats or apartments compared to houses.

Table 3.11: Household tenure by property type in 2011, percent

Tenure	House	Flat	Temporary structure	All
Owner-occupied	43	11	~	54
States, housing trust or parish rent	4	10	0	14
Qualified private rent	7	12	~	19
Non-qualified accommodation	2	11	~	13
All	56	44	~	100

Household composition

Each private household was categorised into a household composition, according to the number of residents and their age and relationships. Comparison with 2001 (see Table 3.12) indicates a slight decrease in 'adult couple' households (18% in 2001 down to 16% in 2011) and a corresponding increase in 'single adult' households (16% in 2001 up to 18% in 2011). The proportion of single parent families increased slightly from 7% to 8%, whilst the proportion of two parent families decreased slightly from 27% to 26% over the last decade.

⁷ UK figure for 2008/09, published in "Housing and Planning Statistics 2010", www.communities.gov.uk.

⁸ Guernsey in Figures, 2011, States of Guernsey Policy and Research Unit

Table 3.12: Household composition, 2011 and 2001 compared

Household composition	Households, 2011	2011 percent	2001 percent*
Single adult	7,603	18	16
Couple (adult)	6,664	16	18
Single parent (with dependent children)	1,769	4	4
Single parent (all children 16 years or above)	1,497	4	3
Couple with dependent children	7,766	19	20
Couple with children (all children 16 years or above)	3,067	7	7
Couple (one pensioner)	1,323	3	3
Single pensioner	4,857	12	12
Two or more pensioners	3,912	9	9
Two or more unrelated persons	1,067	3	1
Other	2,070	5	8
All private dwellings	41,595	100	100

* for comparison purposes, 2001 data was re-categorised according to the household type definitions used in 2011.

Over two-fifths (44%) of 'single parent with dependent children' households were living in States, housing trust or parish rental; over a quarter (28%) were living in owner-occupied accommodation. In contrast, over four-fifths (82%) of households with two or more pensioners lived in owner-occupied accommodation.

Table 3.13: Household composition by tenure of accommodation, percent

Household composition	Owner-Occupied	States, housing trust or parish rent	Qualified rent	Non-qualified accom.	All tenures
Single adult	33	12	30	24	100
Couple (adult)	51	4	23	22	100
Single parent (with dependent children)	28	44	19	8	100
Single parent (all children 16 years or above)	51	33	13	4	100
Couple with dependent children	59	10	17	13	100
Couple with children (all children 16 years or above)	73	13	10	4	100
Couple (one pensioner)	75	9	12	4	100
Single pensioner	57	28	12	2	100
Two or more pensioners	82	9	7	2	100
Two or more unrelated persons	36	2	33	29	100
Other	55	7	21	17	100
All private dwellings	54	14	19	13	100

Communal establishments

The 2011 census identified 157 communal establishments, 31 of which were vacant on census day (the majority of vacant communal establishments being hotels closed for the winter season). A total of 1,883 residents were living in communal establishments on census day. The number of people living in each establishment type is given in Table 3.14.

Table 3.14: Residents of communal establishments, 2011

Visitors (people staying less than one month in Jersey) have not been included

Type of communal establishment	Establishments	Residents
Care home (with nursing)	17	583
Care home (without nursing)	20	400
Children's home	5	20
Other medical or care establishment	13	69
Hotel, large guest house or B&B, campsite or youth hostel*	87	452
Homeless hostel or temporary shelter	4	76
Staff communal establishment	10	168
Detention (HM Prison)	1	115
Total	157	1,883

*NB Guest houses with capacity for fewer than 10 visitors were classified as private dwellings.