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# STATES OF JERSEY



## **AFFORDABLE HOUSING: SUPPLY AND DELIVERY REVIEW (S.R.14/2021) – JOINT RESPONSE OF THE MINISTER FOR THE ENVIRONMENT, THE MINISTER FOR HOUSING AND COMMUNITIES AND THE CHIEF MINISTER**

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**Presented to the States on 16th February 2022  
by the Minister for the Environment**

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**STATES GREFFE**

**AFFORDABLE HOUSING: SUPPLY AND DELIVERY REVIEW (S.R.14/2021)  
– JOINT RESPONSE OF THE MINISTER FOR THE ENVIRONMENT, THE  
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MINISTER**

<b>Ministerial Response to:</b>	S.R.14/2021
<b>Ministerial Response required by:</b>	22nd December 2021
<b>Review title:</b>	Affordable Housing: Supply and Delivery Review
<b>Scrutiny Panel:</b>	Environment, Housing and Infrastructure Scrutiny Panel

## INTRODUCTION

The Council of Ministers, and the relevant ministers individually, are pleased to provide their response to this detailed and wide-ranging report on issues related to the provision of affordable housing in Jersey. The report is ambitious and provides much food for thought that will continue to be digested in the months to come, which will no doubt help inform the policy of successive ministers.

The Environment, Housing and Infrastructure Scrutiny Panel, and States Members more generally, will recognise that this is an issue of significant priority for government. Accordingly, the policy context in which the report is presented is both extensive and fast moving, with consistent and continuing delivery of the Creating Better Homes action plan and good progress being made in the development of the draft Bridging Island Plan.

In this context, ministers have already been able to make a positive response to many of the recommendations made in the report. It is also the case though that, as the policy context continues to evolve at pace, a large number of issues raised will require further, more detailed, consideration. This significant existing policy development work also means that the available officer resource in these areas is already fully committed and as a consequence it is not possible to deliver all of the work proposed by the Panel within the suggested timescales.

## FINDINGS

	<b>Findings</b>	<b>Comments</b>
<b>A1</b>	It is apparent that the Affordable Housing Gateway eligibility criteria is too restrictive and prohibits legitimate access to individuals in need of social housing. There is, however, concern that widening the eligibility criteria without much-needed supply of housing will lead to longer wait times for those on the waiting list. Work is being undertaken by the Minister for Housing and Communities to consider expanding the criteria and it is pledged that this work will be complete and acted upon during 2021.	The Minister for Housing and Communities has addressed this issue in his Fair Rents Plan, published in December 2021.
<b>A2</b>	As well as demand for first time buyer properties, there is also increased demand for smaller homes for 'retirees' who feel there are no suitable options available on the market which would enable them to 'right-size' into from their larger homes. It is a policy intention of the Minister for Housing and Communities to encourage right-sizing whereby home-owners can move to a smaller, more appropriate home for their needs and, in doing so, release a larger family unit onto the market. However, some stakeholders expressed the view that the sites proposed in the Draft Bridging Island Plan to meet the Island's housing needs, are not reflective of local parish need.	Noted. The Island Plan takes an island-wide approach to enabling right sizing which may differ between individual parishes

<b>A3</b>	It is acknowledged by the Minister for Housing and Communities and Government Officials that further qualitative work should be done to establish Islanders' changing property aspirations, particularly given that the pandemic is likely to have been a catalyst for changing Islander's aspirations and expectations regarding certain property types and features. This analysis will be important in order to keep pace with future housing demand.	Noted
<b>A4</b>	The Draft Bridging Island Plan 2022-25 seeks to address concerns of an over-concentration of a particular type, size or tenure of housing and whilst there is a focus on flatted, high density development, policy H4 intends to address existing concerns of a high concentration of exclusively smaller bed size units, promoting a more diverse mix of occupants within the community.	Noted
<b>A5</b>	Some stakeholder views expressed a lack of confidence in the Bridging Island Plan housing delivery targets being met over its lifespan. One housing provider expressed the view that whilst the affordable housing delivery target will likely be met, it is unlikely that 1,500 affordable homes is sufficient to meet demand.	These matters were considered further in the by the Independent Inspectors and will be considered when the Island Plan is debated by the States Assembly.
<b>A6</b>	Jersey Development Company recognises the need to encourage right-sizing options, as well as the role it can play in supporting this to provide a product that people may wish to right-size into. JDC acknowledge that this presents an opportunity if those people wish to live within St. Helier and the amenities it provides. Conversely, it may present a challenge if they have lived in other parishes and their desire is to remain within that community.	The Minister for Housing and Communities welcomes this and supports the plans of SoJDC.

<b>A7</b>	The evidence and views provided by some parishes does not appear to have been taken on board fully during the Draft Bridging Island Plan process, which has led to sites being proposed in the Plan which do not reflect evidenced local parish housing need. Sites suggested by some parishes have not been included in the Plan and there are also concerns that the sites which are proposed will not cater for the appropriate proportion and mix of housing by type, size and tenure.	The process to develop the Island Plan was fully inclusive of all stated Parish views and included several rounds of bilateral meetings with all Constables. The Plan is required to meet the island-wide requirements for sustainable development and as such it is inevitable that it may not accord directly with the specific wishes of every Parish.
<b>A8</b>	Build-to-rent provides a potential opportunity and role for the private sector to assist in contributing to the delivery and supply of decent housing, and at scale. It differs from buy-to-let on the basis that it is built and designed specifically for tenants and offers the best design standards, facilitates placemaking and promotes better community living and facilities. It also offers prospective tenants better security of tenure than traditional buy-to-let. Further research will need to be undertaken to assess whether there is appetite for build-to-rent schemes, as well as how to ensure scheme viability.	Noted
<b>B1</b>	The Council of Ministers is considering short term interventions to reduce competition in Jersey's home ownership market and address growing issues with housing affordability. It is the intention to ensure that any policy interventions are data led to ensure no unintended consequences for Jersey's Housing Market.	Noted
<b>B2</b>	Action has been taken by the Minister for Housing and Communities to freeze social housing rents for 2022. Plans under Action 3D of the Housing Action Plan to address excessive rent rises in the private rented sector are not planned until towards the end of 2022.	The Minister for Housing and Communities addressed these issues in his Fair Rents Plan, published in December 2021.

<b>B3</b>	The Dwelling-Houses (Rent Control) (Jersey) Law 1946 law makes provision for a constituted rent tribunal; however, such a tribunal no longer exists. It is thought that this is due to tenants fearing repercussion from landlords for taking them to a tribunal. Moreover, the Law is outdated and requires updating to ensure it is fit for purpose. Notwithstanding this, the function of the rent tribunal is still available for reconstitution. The Minister for Housing and Communities has committed to looking into this as a priority and aims to provide certainty on this by the end of 2021 / Q1 2022.	The Minister for Housing and Communities addressed this issue in his Fair Rents Plan, published in December 2021. This includes a commitment to reconstitute the Tribunal in 2022.
<b>B4</b>	The Government of Jersey's current definition of affordable housing outlines various criteria for defining both affordable rent and affordable purchase, however, it makes no mention of relating housing costs to income levels.	Noted.
<b>B5</b>	Some Islanders are of the view that the 90% of market rent policy is contributing to the inflation of private sector rents. Andium Homes does not believe this to be the case based on advice they have received from their economic advisors.	The Minister for Housing and Communities has not seen evidence that the 90% rent policy contributed to inflation in private sector rents.

<b>B6</b>	It is Andium Homes' view that charging less than 90% market rent for social housing will not directly impact the affordability of their homes for tenants on the basis of the role played by income support payments. 34% of Andium's tenants have their rent paid by income support and 60% have some level of payment from income support to cover their rent. These income support payments to Andium total £17m and are eventually paid back to Treasury when Andium make their £30m annual return to Government. This results in a £13m surplus being paid back on top of the income support payments.	The Minister for Housing and Communities addressed this issue in his Fair Rents Plan, published in December 2021.
<b>B7</b>	House price rises have made it increasingly difficult for individuals and/or couples on a middle-income salary to purchase a 1-bedroom home and high rental costs make it impossible for them to be able to save for a deposit on a home. Scoping research into suitable affordable purchase products has begun and is anticipated will be delivered by Government by mid-2022, although the last update the Panel received was that this work was still in the scoping stage and had not yet been commissioned. It is therefore uncertain whether the target date of mid-2022 will be realised.	The necessary research will conclude in Q1 2022, and the Minister for Housing and Communities will set out his intentions once this has been considered.
<b>B8</b>	Jersey's highly competitive property market is creating a surge in pent-up demand which cannot keep pace with supply, leading to an overheated housing market with imbalanced supply and ultimately resulting in increasing property prices.	There are a range of factors contributing to the imbalance between supply and demand. This is why the Minister for Housing and Communities has taken a whole-system views across five priority areas in his Creating Better Homes action plan. The Bridging Island Plan seeks to increase supply significantly.

<b>B9</b>	There is anecdotal evidence that suggests the demand for, and purchase of, buy-to-let properties by investors may be contributing to higher property prices, and also the availability of affordable properties for first time buyers. The Minister for Housing and Communities has committed to investigating the issue further with a view to addressing the issue with appropriate controls and conditions on buy-to-let purchases.	This research will conclude in Q1 2022, and the Minister for Housing and Communities will set out his intentions once this has been considered.
<b>B10</b>	Jersey Development Company's view is that the opportunity to purchase should now be focused on the owner-occupier, as opposed to buy-to-let. In order to achieve this, there will need to be a reassessment of how developments can get past the pre-sale 'hurdle' as previously there has not been sufficient numbers of owner-occupiers coming forward to achieve the level of presale required to commence the build. It is only once developments are at the build stage that more owner-occupier sales are usually generated.	This issue is addressed in <a href="#">r.157-2021.pdf (gov.je)</a>
<b>B11</b>	The scale and impact of High-Net-Worth individuals moving to the island and being able to own additional rental property under certain conditions is unknown, however, it is anecdotally thought to be having a detrimental effect on inflating housing market conditions. It is further unknown how the policy is being enforced and the Minister for Housing and Communities is in agreement that this should be looked at.	Noted.



<b>B12</b>	Jersey Development Company took the decision approximately 18 months ago to prevent any further sales to overseas purchasers. However, the common structuring of their apartment developments tends to be via share transfer and whilst action can be taken to prevent that sale to foreign investors on the first transaction, onward transactions are then not preventable. The South Hill development and future JDC developments will, however, be structured as flying freeholds, meaning sales can only ever be made to residentially qualified individuals.	Ministers have now taken action to ban the creation of new share transfer units, as promised in the Creating Better Homes action plan.
<b>C1</b>	There are competing tensions between the need to build more affordable homes and where to locate them. It is recognised that land is in short supply, however there is also public concern for loss of green space and fears of ‘urban sprawl’.	The Bridging Island Plan provides a policy framework that seeks to respond to and addresses this tension, enabling the release of land to support the development of affordable homes in the most sustainable way. Members will need to consider the interests of the Island as a whole and we must be aware that not all preferences will be accommodated.
<b>C2</b>	Planning policies are evolving to recognize the need to improve access to land with development potential. The re-zoning of sites to cater specifically for affordable housing development is not generally used in other jurisdictions such as the UK, however it is a useful policy tool, particularly when land is in short supply, such as is the case in Jersey.	Noted. Agricultural land is proposed for re-zoning only as a last resort because of the acute supply shortage. The housing mixes on individual sites will provide family homes but vary overall. All will be zoned for affordable homes via the Housing Gateway.

<b>C3</b>	Having land classified with a specific use such as affordable housing should create a natural cap on land value which is significantly below market residential development. This is due to the long-term restrictions on the tenure of the site. There is, however, a balance to be struck between the cost of re-zoned land for affordable housing and price secured by willing landowners. This balance can usually be achieved by permitting a reasonable uplift from existing use value which arrives at a 'benchmark land value' (BLV).	The Minister for the Environment will be undertaking a viability assessment which will include an assessment of land values in Jersey, to support consideration of the introduction of a Sustainable Communities Fund for development in Jersey. This is a proposal in the draft Bridging Island Plan. As there will be a number of parallels in the research required for this and that to consider benchmark land values, the Minister will consider the inclusion of this in the commissioning of the Sustainable Communities fund viability study work. In the Minister's view, it is essential that restrictions are in perpetuity, so as to avoid affordable homes becoming unaffordable.
<b>C4</b>	A total of 16 sites have been identified in the Draft Bridging Island Plan as suitable for re-zoning for affordable housing. There is, however, concern that the number of sites will diminish if various amendments to the Plan are successful in removing them from the Plan. Whilst it is acknowledged that there may be other amendments which are also successful in bringing additional sites forward, there is nonetheless a degree of risk that sites will be removed and the target delivery of homes will not be realised as anticipated.	This matter remains under consideration in response to the report of the Independent Inspector and through the States Assembly's consideration of the draft bridging Island Plan. Achieving the housing targets will need to receive primacy in the Bridging Island plan
<b>C5</b>	It is unclear whether the Government of Jersey will be actively pursuing the option of purchasing of housing sites in order to enable and facilitate site assembly of viable affordable housing developments.	Both the Minister for Housing and Communities and the Minister for the Environment are supportive of government action in this area.
<b>C6</b>	Land-banking is an issue which has existed for a number of years and is preventing the supply of new homes. Policy H5 of the Draft Bridging Island Plan 2022-25 states that where development on sites allocated for affordable housing has not come forward within three years of approval of the Island Plan it may be subject to compulsory purchase.	Agreed.

<p><b>D1</b></p>	<p>The £30m annual return made by Andium Homes to Treasury is not having a detrimental impact on Andium’s ability to: develop affordable homes; meet their current business objectives; deliver a substantial number of homes; maintain their properties – all of which now meet the Decent Homes Standard. However, if they were able to retain the £13m surplus, and only return £17m to Treasury for the income support payments, this would enable Andium to substantially ramp up their current projected delivery targets for new homes.</p>	<p>Andium Homes were able to bring 100% of the housing stock up to Decent Homes Standard ahead of the 10-year target and have embarked on their ambitious capital programme of 3,000 new homes by 2030 all whilst paying the annual Guarantor Return. The Minister for Treasury &amp; Resources has been willing to respond with amendments and freezes to the Return when exceptional circumstances require.</p> <p>The Panel will be aware of P.33/2013 (which approved the incorporation of Andium and the ongoing payment of the Annual Return) as well as R.15/2013 which was the business case that supported the Proposition. The States transferred the social housing stock to Andium for nil proceeds on the understanding that Andium would continue to deliver a significant annual return to the States (in line with the previous return received by the Housing Department). The Business Case goes into some detail on the different options explored and the key assumptions that approved incorporation, many of these points are still relevant today. Current Andium Executives were key proponents of the plans to incorporate Andium and supported the continuation of the Annual Return in the same format post-incorporation.</p> <p>The reduction to the Guarantor Return of £13m would represent lost revenue to the GoJ and would have to be replaced by either increasing tax rates or reductions to services. Ministers have no appetite to take any of these measures.</p> <p>Andium Homes have recently agreed a further £75m of additional loan capacity with a consortium of local banks to continue their development programme. Therefore, if Andium Homes were able to retain £13m annually, whilst this would enable them to repay debt more swiftly, it is not impacting their ability to borrow further sums to meet the target of 3,000 homes by 2030 or indeed to “ramp up” their delivery.</p>
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<b>D2</b>	It is asserted that in contrast to the previous grant system which saw a ‘significant disinvestment in housing’, the 90% of market rent policy has worked well to date in providing a suitable funding mechanism for investment in affordable housing. However, it is unknown whether the Government of Jersey will actively investigate and pursue an alternative option of a capital grant system.	This is addressed in ministers’ response to the recommendations made in the Scrutiny Panel’s report.
<b>D3</b>	The majority of affordable housing providers anticipate making contributions to the additional supply of affordable housing over the lifespan of the Bridging Island Plan. However, there is a lack of appropriate, available sites and reliance on limited commercial loans is hindering them from doing so. The release of suitable Government-owned sites across all affordable housing providers would help address this issue.	The Minister for Housing and Communities has responded to this issue in <a href="#">R Publicly owned sites for housing.pdf (gov.je)</a> . The Minister for the Environment is of the mind that future ministers should have access to the Regeneration Steering Group to influence decisions on the reuse of States owned sites where this is not necessarily the case at the moment.
<b>D4</b>	Jersey Development Company recognises the need to encourage and support first time buyer access to homeownership. JDC currently offers a staged payment arrangement for first time buyer deposits and is also looking at addressing the high level of presale requirements which enable them to commit to construction projects, as it is their view that if that were to be reduced, there would be more opportunity for JDC to focus solely on first-time buyers in relation to presales.	The Minister for Housing and Communities welcomes this and supports the plans of SoJDC. The Minister for the Environment is of the mind that we should seek to create a balance of communities in SoJDC developments with a mix of tenures.

<b>D5</b>	Purchasers need to qualify for affordable housing to purchase a shared equity property in the College Gardens Development. Provided these units are sold to another eligible first-time buyer, the Government's equity will remain in that unit. This would only not be the case in the event there are no eligible buyers from the Housing Gateway and that a mortgage provider required the sale of a unit(s) to be sold on the open market, to enable the mortgage to be repaid. It is not envisaged that this is likely to occur.	Noted
<b>D6</b>	The proportion of affordable units provided for in Jersey Development Company's residential developments needs to factor in other requirements such as delivery of substantial public infrastructure and public realm within the development in order for development schemes to stack up financially. JDC intends to utilise the profits from the residential and commercial components of each scheme to finance the public infrastructure element.	This issue is addressed in <a href="#">r.157-2021.pdf (gov.je)</a> The Minister for the Environment considers that we should seek to create a balance of communities in the SoJDC area with a mix of tenures. The issue of viability of SoJDC developments will be assessed through the planning system. For example, there will be a public inquiry into the proposed waterfront developments by SoJDC.
<b>E1</b>	There is a degree of ambiguity regarding whether the Minister for Housing and Communities has accepted all the recommendations made in the Housing Policy Development Board report.	This is addressed in ministers' response to the recommendations made in the Scrutiny Panel's report.
<b>E2</b>	Sites already identified for new affordable housing take too long to come forward for development. The Government of Jersey has the opportunity to lead by example and create a positive step-change in affordable housing production.	The Minister for Housing and Communities has responded to this issue in <a href="#">R Publicly owned sites for housing.pdf (gov.je)</a> . Work is very advanced on preparing Development Briefs for all the sites adopted by States Members in the Bridging Island Plan. They will be subject to Planning Obligation Agreements with their private owners, and this is a determine factor in timescale.

<b>E3</b>	The Island Public Estate Strategy, accepted as being a high-level strategy document, nevertheless lacks sufficient strategic detail on a plan for the timely release of Government-owned sites for affordable housing. It identifies this as an ‘opportunity’ but setting no specific objectives for achieving this and only refers to the development of asset management plans to determine how sites are used and to identify any other potential uses, such as affordable housing.	The Minister for Housing and Communities has responded to this issue in <a href="#">R Publicly owned sites for housing.pdf (gov.je)</a> . The Minister for the Environment agrees with the Panel on this point.
<b>E4</b>	A Political Oversight Group will provide strategic and political oversight of the development and delivery of the Housing Action Plan, including progress made towards achieving its outcomes.	Noted.
<b>E5</b>	There is further scope and opportunity for joint ventures between various stakeholders in housing and property development to share expertise and deliver mixed, affordable housing developments moving forward.	The Minister for Housing and Communities is providing leadership on this issue through the creation of the Strategic Housing Partnership and associated actions.
<b>E6</b>	Jersey Development Company currently has no plans to partner with any affordable housing providers on future developments, although is open to the prospect of this, provided the right balance can be found with its core regeneration role.	Noted. The Minister for the Environment is of the mind that there should be an open mind on this.
<b>E7</b>	There is a desire to see the parishes have a more supported role in the delivery of affordable homes, as well as to see a more unified approach to the type of affordable housing product(s) available, including a level of consistency in the application of the qualifying criteria.	Noted. Agreed

<b>E8</b>	The Minister for the Environment has engaged with the parishes throughout the Draft Bridging Island Plan process “to ensure they have had an active role and contribution to planning to meet the need for affordable homes, both at strategic and local level”. However, at least two parishes have suggested that their submissions of evidence of the types of homes and sites required for the parish have not been taken on board and are not provided for in the proposed Plan.	The process to develop the Island Plan was fully inclusive of all stated Parish views and included several rounds of bilateral meetings with all Constables. The Plan is required to meet the island-wide requirements for sustainable development and as such it is inevitable that it will not accord directly with the specific wishes of every Parish. In the final stages of the BIP further meetings with parish representatives have taken place to align these objectives if at all possible. However, some will require clear choices by States Members.
<b>E9</b>	The Minister for Housing and Communities is keen for parishes to play a range of roles in the provision of affordable homes. The Minister has suggested this might include: “coordinating or sponsoring development of affordable homes; using Parish resources and networks to acquire or promote land for development; facilitating the input of local residents through surveys, Parish Assemblies and other mechanisms; and providing strategic local input to policy development and plan making”.	Noted; and the Minister for the Environment would add that the Bridging Island Plan allows for strategic planning.
<b>F1</b>	Fluctuating prices and inflationary pressures on building and construction materials and disruption to supply chains may inevitably have an adverse impact on pushing up higher build costs and ultimately the delivery of new housing developments.	Noted
<b>F2</b>	The Government of Jersey is seeking to address the issue of skills development and concerns of capacity within the construction sector by working with industry partners as part of the newly formed Strategic Housing Partnership. Currently, Government supports skills development through provision of further education.	Noted

<b>F3</b>	The construction sectors in both the UK and Jersey are becoming stretched to capacity and increases in raw materials will be contributing to higher build costs, which in turn will have an effect on the viability of schemes but also the cost of new homes. There are shortages in some building materials and whilst it is hoped this will be temporary, pressures on labour and materials will be a considerable ongoing challenge for the construction sector which will need to be monitored closely over the coming months / year.	Noted
<b>F4</b>	There is a potential and credible risk that Government resources and other competing project priorities, such as the new hospital and office modernisation project will hinder the timely release of Government-owned sites and, consequently, the delivery of affordable housing targets.	There is an on-going need to manage the competing demands for space to meet a variety of public service requirements, all of strategic importance. This coordination is provided by the Estates Strategy. A consideration of innovative construction techniques, materials and exploitation of brownfield sites will also contribute to mitigating this risk.
<b>F5</b>	There is an apparent disparity between the experience of Jersey Development Company, who do not appear to have experienced significant delays in the planning application process. This is in stark contrast to the experiences described by Andium Homes and the Jersey Construction Council who both have indicated that the planning team is considerably under-resourced, causing major issues with delays to approval of planning applications.	The Minister for the Environment welcomes the additional investment into IHE Regulation, including the Development Control function, provided in the Government Plan 2022-25, which will significantly support improvements in the throughput of planning applications. However, delays should not be attributed only to resource limitation. It is essential the planning system continues to challenge robustly any planning applications which do not meet Island Plan policies, result in overdevelopment, or fail to provide amenity space and public realm improvements whether they be by private or public applicants, such as Andium.
<b>F6</b>	There is uncertainty as to whether the Government of Jersey will utilise outsourcing options for the production of development briefs in order to temporarily address resource constraints within the Planning team. Instead, it is commented that this option will be 'kept under review'.	Noted; development briefs are well advanced.



<b>F7</b>	An Interim Head of Strategic Housing and Regeneration has been appointed in September 2021. It is anticipated that ongoing recruitment for the newly formed Strategic Housing and Regeneration Team will be sufficient to meet requirements of leading and co-ordinating strategic housing policy initiatives within Government, although the intended size of the team is currently unknown.	Noted.
<b>F8</b>	Andium Homes is actively pursuing various innovative forms of modern methods of construction by trialling these on various development sites. To date, they have successfully trialled Insulated Concrete Forms and Hadley Steel Frames and are looking to trial other types on future, upcoming developments.	Noted
<b>F9</b>	Modern Methods of Construction could be a useful tool to boost the supply of homes in Jersey. The main barrier is shipping and transportation costs. It is Jersey Construction Council's view that developing new supply chains to increase competition would enable MMC at larger scale, as would on-island assembly facilities for bathroom/kitchen pod production.	The Minister for Housing and Communities continues to lead research and consideration in this area in order to inform future policy development. The Minister for the Environment would note that this needs to be done in partnership with the Regulation directorate of IHE to ensure new methods comply with current requirements for the quality of homes.
<b>F10</b>	A Modern Methods of Construction Political Working Group has been established by the Minister for Housing and Communities to prove the case for the opportunities provided by new, innovative technologies.	Noted. See F9 above.
<b>G1</b>	It is the view of some stakeholders that current planning policy is not fit for purpose and the proposed new Bridging Island Plan will not adequately address some of the current longstanding policy issues.	These are considered to be minority views and, as such, not an accurate reflection of planning policy. The appropriateness of the Bridging Island Plan will be determined by the States Assembly, based on robust public consultation and the report of the Independent Inspector

<b>G2</b>	<p>Planning requirements for parking provision does not appear to be aligned with Sustainable Transport Policy where the aim is to reduce vehicle usage over time. In addition, developers, such as Andium Homes have clear evidence which shows that current provisions are often unnecessary according to the demand, particularly in town. This is an issue given that requirements for high parking ratios can make a development scheme unviable.</p>	<p>The draft bridging Island Plan responds fully to the Sustainable Transport Policy and proposes a range of new policy, including new approaches to parking standards.</p>
<b>G3</b>	<p>On the whole, developers do not appear to be able to access an adequate level of planning pre-application advice despite there being a willingness to pay an extra fee to receive a timelier service.</p>	<p>There have been limited resources in IHE which have most recently been addressed by an increase in funding proposed in the most recent Government Plan. Historic issues were a result of redeployment as part of the Government's response to the pandemic and organisational changes. The aspiration to levy a charge for a pre-application service is understood and accepted. It does, however, require a change to the Planning and Building Law, which can be included within the next amendment.</p>
<b>G4</b>	<p>The Draft Bridging Island Plan 2022-25 does not propose setting a policy requirement for a percentage of affordable homes on new development sites. However, it is suggested that this could be a policy proposal in the next longer-term Island Plan. The aspiration and focus of the shorter-term Bridging Island Plan is on delivering Government-owned sites for affordable housing.</p>	<p>Accepted but the inspector report has supported the principle.  This is a topic under consideration as part of the Bridging Island Plan process as it is touched upon by States Members amendments.</p>

<b>G5</b>	The Draft Bridging Island Plan 2022-25 proposes the use of a Sustainable Communities Fund in preference to a policy requiring a certain percentage of affordable homes on new developments. The rationale provided for this is due to construction sector limitations and other wider ambitions of the Island Plan, such as increasing standards on thermal efficiency and amenity space etc. It was not deemed viable to implement both policies at the same time.	Noted. See above G4. It is accepted that the SCF and Percentage of affordable homes policy need to be considered in tandem. This matter is being actively considered by the Minister for the Environment.
<b>G6</b>	Andium Homes would welcome planning policy setting out requirements for a proportion of affordable homes on new housing developments, however for it to be workable, they suggest that a suitable mechanism would need to be put in place to ensure that the proportion of affordable homes are sold to those who need them and so there is no scope for 'profiteering'. In addition, the sales of those homes would need to ensure that they remain as an affordable unit for future onward sales.	Agreed; please see responses to G4 and G5.
<b>G7</b>	The Jersey Construction Council consider that a policy setting out a "must provide" requirement to deliver a proportion of affordable homes on all new residential development would have a detrimental impact on private sector development in the island and it would favour an approach that more closely aligns the needs of the public with the resources of private sector developers and landowners.	Noted. The position of the JCC was not supported by the Inspectors when examining the Bridging Island Plan. However, it is accepted such policy would need to be adopted cautiously and progressively subject to careful monitoring to ensure the market was not chocked off. See G4-6

<b>G8</b>	The Draft Bridging Island Plan states a viability case assessment should be provided by developers where it is considered that conforming to Passivhaus standards will render a development unviable and that a reasoned justification must be provided. If accepted, the developer will be required to demonstrate how the building has been designed, as far as practicable, to achieve the highest possible standard towards reaching Passivhaus standard.	Noted. This is under review, and it is likely that there will be an amendment to the draft Bridging Island Plan.
<b>G9</b>	Andium Homes has presented evidence to the Draft Bridging Island Plan 2022-25 Examination in Public process which outlines the concerns of the local construction industry in relation to the proposed introduction of Passivhaus standards. The concerns raised confirmed Andium's view that the introduction of Passivhaus would be premature and could have significant consequences which would adversely impact on the supply and delivery of homes during the period 2022-26 and beyond.	Noted. Discussions with Andium Homes on this matter continue; see G8.
<b>G10</b>	Jersey Development Company are attempting to ensure that Passivhaus accreditation is achieved on the South Hill development, although it is not a certainty. It is unclear whether Policy ME2 of the Draft Island Plan, if adopted, would prescribe that both the Waterfront and South Hill developments will be required to meet Passivhaus standards as the land will no longer be Government-owned and the developments are not exclusively providing affordable homes.	The Minister for Housing and Communities welcomes this and supports the plans of SoJDC; see G8.

<b>G11</b>	Expert advisor's, ARK, consider the Passivhaus standard for achieving energy efficiency and low carbon emissions is "very prescriptive" approach relying heavily on airtightness of buildings and which not all occupants are comfortable with the home environment it creates. Instead, ARK suggests other approaches such as the Scottish Government's Energy Efficiency Standards in Social Housing 2 (ESSH2) standard which offers more flexibility in its approach.	Noted. This matter has been considered in the report of the Independent Inspector, and remains under consideration by the Assembly, who will debate the draft Bridging Island Plan policies, and the detail of policies therein in March 2022. It is however stressed that the policy proposed within the draft Plan affords sufficient flexibility to accept a lesser standard, where this is appropriate. Work is underway to ensure guidance is available to support developers in applying Passivhaus standard, which helpfully has a number of design and specification tools available, making it easier to use than many lesser-known standards. See G8.
<b>H1</b>	Lack of decent, affordable housing is a significant issue for attracting and retaining key workers on island. Andium Homes consider the swift release of suitable public- owned sites for key worker accommodation to be opportunities which cannot be missed. The Government of Jersey will be carrying out further work in early 2022 to define key worker status in relation to housing and the various conditions which will apply regarding residential status and employment related support or subsidy. The aim is to support the delivery of 25 key workers homes each year until 2025.	Noted.
<b>H2</b>	A clear and consistent policy on net-inward migration and population control is integral to accurately estimating the supply of homes required, and in ensuring that numbers of net-inward migration do not outstrip the delivery of new homes. The planned assumption of 800 net-inward migration each year is considerably less than what has been permitted in previous years and therefore the successful delivery of the right number of homes will be contingent on the projected assumptions being accurate and strictly enforced.	Agreed. The BIP has, by necessity, had to adopt a planning assumption of an increase of 800 persons annually, comprising 100 persons due to natural growth and 700 due to migration. Regrettably, since the assumption was adopted no data on actual migration is available to validate the reduced number. Once the outcome of the census is received, government will be in a position to improve the methods with which to plan for adequate delivery of homes.

## RECOMMENDATIONS

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
1	<p>RECOMMENDATION A1: The Objective Assessment of Housing Need (OAHN) which underpins the Draft Bridging Island Plan, should be built on and updated to develop a model to assess housing need and demand. The purpose of this is to provide a robust, shared and agreed evidence base for housing policy and land use planning. The model should include a methodology for assessing housing affordability, critical to establishing the degree to which market housing offers an affordable option to residents. Once a measure of affordability is established, it will help to determine whether demand for housing is being met within the market and the extent of unmet need. This in turn enables the required housing supply target to be set including: the type of housing, the tenure that should be provided and the amount of affordable housing required. This robust methodology would then form a consistent basis for regular (at least every 5 years) reviews of housing need and demand.</p>	<p>It is recognised that the OAHN methodology can be expanded and strengthened. The Assessment will be reviewed ahead of the next Island Plan, drawing on the methodology and insights from the current housing market review, commissioned by Minister for Housing and Communities, and drawing on existing methods and tools developed by Statistics Jersey as well as new capabilities for market analysis that will be developed in the Strategic Housing and Regeneration Team.</p>	Accept	2024
2	<p>RECOMMENDATION A2: The Minister for Housing and Communities should, by January 2022, expedite amendments to policy guidelines for determining eligibility for social rent and affordable purchase properties. The outcomes of doing so should be used to review the mix of tenure for the affordable sites proposed within the Draft Bridging Island Plan to ensure that the mix is reflective of actual housing need.</p>	<p>The tenure split for designated affordable housing sites is presently under consideration through the Island Plan review process, where the Minister for the Environment has asked the independent planning inspectors to consider potential policy changes to how tenure is allocated on affordable housing sites. The Minister for the Environment therefore wishes to reserve his position until the planning inspectors' report is received.</p>	Accept	Q1 2022

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
		The Minister for Housing and Communities set out new eligibility criteria for social rent accessed through the Housing Gateway in his Fair Rents Plan. There are currently no proposals to amend eligibility guidelines for assisted purchase - which has only recently published new eligibility criteria.		
3	RECOMMENDATION A3: The Minister for Housing and Communities should work with the Minister for the Environment to ensure that the policies contained within the Draft Bridging Island Plan are flexible to the types of homes built on the proposed sites and with suitable right-sizing options in mind. This should be done as part of the Examination in Public process of the Draft Island Plan and so that any identified issues with certain sites can be addressed prior to approval of the Island Plan in 2022.	Both ministers are committed to better joining up housing and planning policy, as set out in the Creating Better Homes plan (Action 5E). This includes working together, as set out in the bridging Island Plan, on the appropriate mixture of homes for rezoned sites. This will include consideration of the report of the Independent Inspector.	Accept	2022
4	RECOMMENDATION A4: The Minister for Housing and Communities should work with the Minister for the Environment to formulate a suitable contingency measure, should it be determined that the sites zoned for affordable housing will not deliver the required type and number of properties suitable for right-sizing. Consideration should be given to a reserve list of zoned sites for housing and/or Supplementary Planning Guidance which would facilitate the development of homes where it can be demonstrated there is a need for suitable right-sizing options which cannot be met from the agreed	This matter is being considered through the examination in public process. The Minister for the Environment will respond upon receipt of the inspectors' report, which will include consideration of those sites the Minister has already indicated he may support if the sites set out in the bridging Island Plan are not supported by the States Assembly. The Minister recognises the importance of right-sizing opportunities within the housing mix.  The Minister for Housing and Communities is already working to	Under conside ration	End 2022

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	list of sites. This should be carried out without delay and in consultation with the Comité des Connétables, Andium Homes and other housing providers.	develop an appropriate right-sizing policy, which will consider the level of demand and what may be an appropriate response to ensure that identified needs can be met.		
5	RECOMMENDATION A5: In order to effectively facilitate a downsizing / 'right-sizing' policy, the housing aspirations of older people need to be understood, including what specific features of new accommodation would motivate them to move and what incentives they would need. The Minister for Housing and Communities should ensure that a 'right-sizing' policy has clear and measurable objectives and should be specific in its targeting to ensure that applicants meet the requirements of the Housing Gateway.	The Minister for Housing and Communities is already working to develop an appropriate right-sizing policy, which will consider the level of demand and what may be an appropriate response to ensure that identified needs can be met.	Accept	End 2022
6	RECOMMENDATION A6: The Minister for Housing and Communities should ensure that, on a needs basis, there should be financial incentives for elderly people to encourage them to 'downsize' whether to buy or rent, as often they don't have the financial means that will enable them to move. This should not affect their rights to the Long-Term Care scheme. Alternative property needs to be suitable. As people are living longer, so they can remain independent, the properties need to be affordable, safe, suitably sized, near shops/community venues/bus stops. Supplying quality, safe and affordable housing to the elderly will free up and make available their property to young families. This should be implemented before the end of 2022.	The draft Bridging Island Plan, presented by the Minister for the Environment, seeks to ensure development is provided in the most sustainable locations, near to local services, and is designed in such a way to meet the needs of the community.  The Minister for Housing and Communities is already working to develop an appropriate right-sizing policy, which will consider the level of demand and what may be an appropriate response to ensure that identified needs can be met.	Accept	End 2022



	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
7	RECOMMENDATION A7: The Minister for the Housing and Communities should ensure that the housing needs of some younger cohorts (such as those with learning disabilities, who are homeless or young care leavers) with specialised housing requirements are understood more fully. This should lead to the setting of specific targets for appropriate types of housing based on up-to-date information on current and forecast need. This should be carried out before the end of 2022.	The Minister agrees that the needs for these cohorts should be understood more fully and will work to ensure there is adequate baseline data. To inform the provision of Housing types, etc is in line with identified needs.	Accept	Q1 2023
8	RECOMMENDATION A8: The Minister for Housing and Communities should ensure that data pertaining to the types of individuals accessing the Housing Advice Service is suitably, and anonymously, captured in order to help inform existing and future housing need (in conjunction with other modelling such as the OAHN). The Minister should work in collaboration with the Minister for the Environment to ensure that both existing and emerging housing need is promoted through planning policy and to help inform build programmes of affordable homes over the lifespan of the Bridging Island Plan and beyond.	The Housing Advice Service was introduced during 2021 and it continues to develop and expand the services provided. Usage statistics and case studies will be used to support both this development and more general planning policy.	Accept	Q4 2022
9	RECOMMENDATION A9: The Minister for Housing and Communities should ensure that qualitative research is carried out to capture and identify and changing aspirations and expectations in housing demand. This should be incorporated into other workstreams contained within the Housing Action Plan with a suitable timeline provided.	The Minister for Housing and Communities accepts the need to understand housing need, using both qualitative and quantitative data.  This will be done by drawing on existing methods and tools developed by Statistics Jersey, as well as the new capability for market analysis that will be developed in the	Accept	Q1 2023

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
		Strategic Housing and Regeneration Team.  The Minister has already liaised with each Connétable to ensure that the understanding of housing need held by Parishes is considered. This process will continue.		
10	RECOMMENDATION A10: The Council of Ministers should consider the appropriate use of fiscal levers such as tax incentives / disincentives to discourage properties lying vacant in the medium to long term. This should be considered and reported back to the States Assembly before the end of 2022.	The Minister for Housing and Communities continues to discuss these matters with colleague ministers. The outcome report of the 2021 Census will provide more data in relation to empty homes, which will help inform the design of interventions supported with available funds that are provided in the Government Plan 2020-23. Any new fiscal levers would be expected to be brought forward in the Government Plan.	Under consideration	Q4 2023
	RECOMMENDATION B1: The Council of Ministers should report back to the States Assembly by January 2022 with a further update on progress on housing policy actions, including the possibility of re-establishing the rent tribunal process with the aim of providing some level of protection and recourse for tenants against excessive rent rises in the private sector whilst further protection measures are researched and considered.	A commitment to re-establish the Rent Control Tribunal, is provided in the <a href="#">Fair Rents Plan</a> .  The Minister for Housing and Communities has provided regular updates on delivery of his Creating Better Homes action plan, including in R.157/2021.	Accept	Complete
	RECOMMENDATION B2: The Minister for Housing and Communities should, by January 2022, revise the current definition of affordable housing to make provision for relating this to income levels.	The eligibility criteria for social rent and assisted purchase already reference income levels. This is set out in the definition of affordable housing.	Accept	Complete

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	RECOMMENDATION B3: As part of the proposed social rents policy review, the impact on tenants of their rents being set at, or increasing to 90% of market rent should be investigated. The review should also assess and report on, prior to the end of 2021, the ability of tenants to meet their living costs, the role played by income support and whether rents set at 90% of market rent discourages people from taking up employment opportunities.	The Minister for Housing and Communities Fair Rents Plan includes the commitment to a new policy that sets social rents at 80% of market plan.	Accept	Complete
	RECOMMENDATION B4: The Minister for Housing and Communities should ensure that as part of the commissioned research into suitable affordable homeownership products, the affordability of low-cost home ownership products is assessed in line with recommendation two of this report. This can then be used to define the most appropriate low-cost home ownership product and whether the assisted purchase scheme needs to be updated.	This is already being addressed as part of a housing market review commissioned by the Minister for Housing and Communities in line with action 4a in the Creating Better Homes action plan.	Accept	End 2022
	RECOMMENDATION B5: The Minister for Housing and Communities should, as part of the consideration of suitable affordable home ownership products, consider varying the equity level being sold to target particular groups, such as key workers or specific income levels.	This is already being addressed as part of a housing market review commissioned by the Minister for Housing and Communities in line with action 4a in the Creating Better Homes action plan.	Accept	End 2022
	RECOMMENDATION B6: The Minister for Housing and Communities should ensure that investigation into the impact of buy-to-let properties on housing affordability and any suitable	The Minister for Housing and Communities continues to lead discussions on the impact of buy-to-let matters with colleague ministers.	Accept	Q1 2023

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	measures to restrict and/or control this purchase type, where and if appropriate to do so, should be a focus for the newly created Strategic Housing and Regeneration Team and that an update should be provided to the States Assembly on the outcome of this work by the end of Q1 2022.	Understanding the optimum role of buy-to-let in the Jersey housing market will form part of work for the new market analysis capability developed in the Strategic Housing and Regeneration Team. Q2 2022 is a more realistic timescale, given the need to fully explore the consequences of any intervention.		
	RECOMMENDATION B7: The Council of Ministers should ensure that an assessment is carried out, before the end of Q2 2022, of the scale and impact the relaxation of the criteria contained within paragraph 121 of the Residential and Employment Status policy guidance (relating to ability for High-Net-Worth individuals moving to the island to be able to own their own main residence and additional property for rental investment under certain criteria) has had on housing market conditions. As part of this assessment, consideration should be given to revising the guidance to ensure that suitable policy levers are in place to prevent the possibility of this having an inflationary effect on rents and property prices.	<p>Paragraph 121 of the guidance was amended in 2018 to permit the limited ability of 2(1)(e) residents to purchase properties for renting.</p> <p>Since that time, zero permissions have been granted for rental properties in relation to those changes.</p> <p>2(1)(e) residents have therefore not been provided permission to purchase properties for rental.</p> <p>Nevertheless, the policies remain under ongoing review, including in relation to the ability of 2(1)(e)s to transact in the housing market and their overall impact on the housing market.</p>	Under conside ration	
	RECOMMENDATION B8: The Council of Ministers should explore further the possibility of whether the sale of existing share transfer properties can be restricted. This should be investigated and reported back to the States Assembly before the end of Q1 2022.	<p>The Minister for Housing and Communities continues to lead discussions on the impact of buy-to-let matters with colleague ministers.</p> <p>Understanding the optimum role of buy-to-let in the Jersey housing market will form part of work for the new market analysis capability developed in the Strategic Housing and Regeneration Team. Q2 2022 is a more realistic timescale, given the</p>	Under conside ration	

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
		need to fully explore the consequences of any intervention.		
	<p><b>RECOMMENDATION C1:</b> The Minister for the Environment should consider other process improvements to expedite planning applications for housing schemes, especially affordable housing. This should include a formally agreed pre-application process with appropriately set fees for applicants, in addition to other fast-tracking initiatives such as better use of permitted development rights and dedicated planning team members. The Minister should feedback to the Panel before the end of January 2022 regarding which options have been considered and will be taken forward with clear timescales of implementation provided.</p>	<p>The IHE (Regulation) Department's operating model already provides for a new role (Senior Planner - Special Projects) to deal with large schemes, funded out of application fees. An appointment has already been made, with a start date of mid-2022. Pre-application advice is currently free and will require a Law change to allow a charge to be levied. A change in the level of exemptions will require a change to the General Development Order, which must include a significant public consultation exercise. Both of these actions will take 12-18 months.</p>	Under consideration	Mid 2023
	<p><b>RECOMMENDATION C2:</b> The Council of Ministers should ensure that some follow-up study is carried out, with input from an experienced RICS accredited Jersey valuation practice before the end of Q2 2022, on establishing appropriate benchmark land value for sites zoned, or in some other way restricted, for affordable housing development. The output from this work should help to manage expectations on land price for all relevant parties and support the development economics of affordable housing schemes.</p>	<p>The Minister for the Environment will be undertaking a viability assessment which will require an assessment of land values in Jersey, to support consideration of the introduction of a Sustainable Communities Fund for development in Jersey. This is a proposal in the draft Bridging Island Plan. As there will be a number of parallels in the research required for this and that to consider benchmark land values, the Minister will consider the inclusion of this in the commissioning of the Sustainable Communities fund viability study work. It is not possible to develop this work in the timescales suggested, given existing priorities and available resources.</p>	Under consideration	Q1 2024
	<p><b>RECOMMENDATION C3:</b> The Council of Ministers should outline whether it is the intention to seek the purchase of sites for site assembly of</p>	<p>Currently, site assembly through the purchase of private sites is not actively considered. This is because:</p>	Accept	End 2023

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	<p>viable affordable housing developments.</p> <p>This should be outlined in the Ministerial Response to this scrutiny report, along with i) a rationale of why, if it is not the intention; or ii) an outline timeframe if it is the intention.</p>	<p>1 – both the Ministers for Environment and Housing and Communities, working with the Minister for Infrastructure, have prioritised the provision of publicly owned sites for housing. Ministers, in November, committed to bring forward land to accommodate over 800 units over the next 5 years on a range of government owned sites.</p> <p>2 – currently, no funding is made available for the acquisition of sites in this way.</p> <p>However, both the Minister for the Environment and the Minister for Housing and Communities, to varying degrees, are keen to explore opportunities to re-introduce the means for site acquisition in this way and will continue to explore the issue using available resources.</p>		
	<p>RECOMMENDATION C4: The Minister of Housing and Communities should advocate a strong role for what is described as ‘housing enabling’ within the function of the Strategic Housing and Regeneration Team. Active enabling will include a range of Government-led initiatives covered elsewhere in our recommendations; however, it also describes a practical level of support for delivery partners to bring schemes forward and an energetic programme management role. This will identify early blockages to progress with schemes and co-ordinate action across Government and with partners to get schemes back on track.</p>	<p>This is intended as a key function of the Strategic Housing and Regeneration Team. The creation of the Strategic Housing Partnership is an example of steps being taken to develop the systems to work in this way.</p>	Accept	Complete

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	RECOMMENDATION C5: The Council of Ministers should seek to release identified sites in its ownership for affordable housing schemes before the end of Q2 2022. Consideration should be given to how disposal processes can be sped up in return for provider commitments on building out sites within an agreed period.	Ministers, in November, committed to bring forward land to accommodate over 800 units over the next 5 years on a range of government owned sites.  Work is underway, led by the Minister for Infrastructure and in line with the Estates Strategy, to improve disposal processes.	Accept	Complete
	RECOMMENDATION C6: The Council of Ministers should ensure that identification and release of suitable Government-owned sites should be made available across all affordable housing providers where appropriate. Consultation should take place across all the affordable housing providers by January 2022 to understand their financial delivery models, varying affordable housing products and required site characteristics to enable informed decisions to be made in relation to meeting the development needs of the provider as well as the best, most efficient use of the sites following their release.	Housing Trusts are engaged on an on-going basis, with direct access to Minister for Housing and Communities and also through the Strategic Housing Partnership.  The Strategic Housing and Regeneration team will support the Minister to maintain these relationships and ensure other housing trusts can play their appropriate roles. The suggested analysis is not a pre-cursor to this engagement, and it is not possible to develop this work in the timescales suggested, given existing priorities and available resources.		Q1 2023
	RECOMMENDATION C7: The Council of Ministers should consider whether, for some of the sites earmarked for affordable housing, Government could enter early disposal deals with providers which allow the providers to progress pre-contract development work and Jersey Property Holdings to continue in use of the existing buildings until an agreed contractual deadline.	This is the responsibility of the Minister for Infrastructure. The standard operating procedure in relation to JPH site disposal includes negotiation with providers in relation to any agreed temporary use of site for the provision of public services.	Accept	Various, as set out in <a href="#">Publicly Owned Sites for Housing</a>

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	<p>RECOMMENDATION C8: Both the Minister for the Environment and the Minister for Housing and Communities should, as part of the new Strategic Housing Partnership, actively pursue ongoing discussions and consultation with the construction industry to establish what other policy mechanisms might be suitable for incentivising and actively encouraging private developers to develop and sell a proportion of homes as affordable units.</p>	<p>The Minister for the Environment accepts the recommendation and will work to consider the viability and design of a policy to require a proportion of affordable homes from private development is included as a proposal in the draft Bridging Island Plan. An amendment has been lodged (P.36/2021 Amd. 25), which would see this policy brought into effect immediately, but without engagement with the industry and testing the viability impact of such a measure there would be risks. The Minister for the Environment, whilst agreeing the objectives of the proposed amendment, considers it essential that appropriate work is undertaken before bringing the policy into effect, if it is to have chance of success.</p> <p>The Minister for Housing and Communities will support the Minister for the Environment with this work and is also developing policy options to support developers that are able to show leadership in this area and afford a degree of priority to local first-time buyers.</p>	Accept	Q1 2024 (viability asst)
	<p>RECOMMENDATION C9: The Minister for the Environment should ensure that the suggested policy in the Draft Bridging Island Plan 2022-25 to impose a compulsory purchase 'backstop' on sites zoned for affordable housing is exercised, where required, to ensure as far as possible, that these sites are developed within a reasonable timeframe. In addition, that a broader policy should be developed regarding the use of compulsory purchase powers to support affordable housing</p>	<p>The intent of this is agreed insofar as the exercise of powers is already set out in Policy H5 of the draft Bridging Island Plan.</p> <p>The Minister for the Environment will explore the potential for developing a compulsory purchase policy, which will include consideration of under which circumstances compulsory purchase action would be appropriately pursued.</p>	Under conside ration	Not date dependen t



	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	development and area regeneration. This should be completed by the end of 2022.	It should be noted that any decision to exercise compulsory purchase powers requires a decision of the States Assembly relative to the purposes of the Planning and Building (Jersey) Law 2002.		
	RECOMMENDATION C10: The Council of Ministers should commit to an active land promotion function for affordable housing, potentially in partnership with Andium Homes and Jersey Development Company. The role and resourcing of this function should be scoped before the end of Q1 2022. The land promotion function should be long term and report on progress to the States Assembly on an annual basis.	As set out in response to recommendation C3, both the Ministers for the Environment and Housing and Communities are keen to explore opportunities in this area and will continue to explore the issue.  Unfortunately, it is not possible to develop this work in the timescales suggested, given existing priorities and available resources.	Accept	End 2023
	RECOMMENDATION C11: The Council of Ministers should ensure that land promotion activity should exercise compulsory purchase in specific, but limited circumstances. It should include positive land assembly work for sites in multiple or complex ownership and also site remediation where that would significantly enhance the developability of a brownfield site.	As set out above, both the Ministers for the Environment and Housing and Communities are keen to explore opportunities in this area and will continue to explore the issue, including learning from further work on compulsory purchase in respect of recommendation C9.	Accept	End 2023
	RECOMMENDATION D1: The Council of Ministers should ensure that a careful appraisal is undertaken, before the end of Q1 2022, of the impact on development economics, viability, and affordability, of rebalancing the current housing subsidy system in Jersey to allow for a higher level of capital subsidy. The whole of the business case for this change should feature in the appraisal, including the reduction in income support requirements. Should it be agreed that a system of capital grants	The current policy of support for affordable housing through the creation of Andium Homes as an arm's length body, which receives income from its housing stock and makes use of government backed borrowing was endorsed by the States Assembly in 2013 (P33/2013).  This financing model has proved very successful with both a significant improvement in the	Reject	

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	<p>be introduced for new affordable housing development, especially for social rented homes, the system will need to be codified and include obligations on providers to meet certain standards for homes and their management when delivered with grant support. The system should include a mechanism for grants to be accounted for on provider's balance sheets as a contingent liability.</p>	<p>quality of the existing stock and an ambitious development programme of new builds in train.</p> <p>The recent decision of the States Assembly to cap social rents at 80% of market has addressed some of the issues raised by the Panel's expert advisor.</p> <p>A move away from the income/loan model to a capital grant model would require detailed investigation and a significant change in overall government financing models.</p> <p>Given the scale of the research and investigation required, this is not seen as a priority for current resources.</p>		
	<p>RECOMMENDATION D2: The Minister for Housing and Communities should ensure that rolling out change to capital subsidy opportunities is harmonised with changes to the definition of affordability and the cap on social rents. These initiatives need to go hand-in-hand and will require effective joint working amongst Government and key stakeholders.</p>	<p>See above.</p>	<p>Reject</p>	
	<p>RECOMMENDATION D3: The Council of Ministers should, by the end of Q1 2022, review the level of Andium's annual revenue return to Government in light of proposed changes to social rent setting. Modelling work will be required by Andium and the Government of Jersey to examine whether removing or reducing the inflation index on the return will be sufficient of</p>	<p>This work has been completed by the Minister for Treasury and Resources, working with Andium, as part of the agreement of a new social rent policy, as set out in the Fair Rents Plan.</p>	<p>Accept</p>	<p>Complete</p>

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	itself to secure Andium's continued business viability and for how long that reduction should persist.			
	RECOMMENDATION D4: The Council of Ministers should consider the release of Government-owned sites for affordable housing at less than their market worth. Any subsidy thereby invested in schemes could be protected by means of a second charge on the resultant development schemes.	Consideration of this nature is already established as part of the Estates Strategy and is undertaken by the Minister for Infrastructure.	Accept	Complete
	RECOMMENDATION D5: The Council of Ministers should, together with providers, promote further opportunities for the cross-subsidy of affordable housing by market housing or commercial development where realistic. For the avoidance of doubt, the Panel is not advocating including market homes on sites zoned for affordable housing; that would compromise the operation of that important planning policy. We do, however, see merit in advocating a more pronounced role for Jersey Development Company in the potential cross subsidising of affordable homes. Additionally, JDC and Andium Homes together could potentially adopt a partnership approach to many residential schemes, especially where cross subsidy could deliver affordable homes	Developments by the States of Jersey Development Company already provide cross-subsidy for affordable homes. This approach continues with the Waterfront and South Hill developments in the form of both subsidised units and payments to government to re-invest in affordable homes, as explored in the recent States Assembly debate on P.96/2021.  The Minister for Housing and Communities is also developing policy options to support developers that are able to show leadership in this area and afford a degree of priority to local first-time buyers.	Accept	Complete
	RECOMMENDATION E1: For clarity, the Minister for Housing and Communities should publish, before the end of 2021, whether he 'accepts, partially accepts or rejects' each of the recommendations made by the Housing Policy Development Board	This is included at Appendix 1 of this document.	Accept	Complete

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	including the timescales of implementation for each accepted recommendation. This would provide better clarity as to whether all of the recommendations will be actioned by Government.			
	RECOMMENDATION E2: The Minister for Housing and Communities and Government officials should engage with counterparts in other jurisdictions on a semi-regular basis to share and learn from other experiences in relation to housing supply strategy, including the successes, challenges and scope for opportunities.	The Minister for Housing and Communities, together with his officers, are integral members of the Housing workstream and the Spatial Planning workstream of British Irish Council and will host a BIC workshop in Jersey in 2022.	Accept	Complete
	RECOMMENDATION E3: The Minister for Housing and Communities should, before the end of Q1 2022, consider how Government can help facilitate large housing developments by encouraging suitable developments to be delivered via joint delivery partners where appropriate, including, but not limited to: Andium Homes, Jersey Development Company, parishes, developers and constructors. Moving forward, it should be a key role of the Strategic Housing Partnership and Strategic Housing Regeneration Team to proactively facilitate this. The Government of Jersey should lead the way, and this could include risk sharing partnerships on land promotion, including site remediation where appropriate.	Delivery vehicles are already considered on a site-by-site basis. Broader consideration of delivery options, including any direct government participation in such partnerships is intended to be a function of the new Strategic Housing and Regeneration team.	Accept	End 2023
	RECOMMENDATION E4: The Minister for Housing and Communities should ensure that from the outset of its formation, it should be part of the continued role of the	The Minister for Housing and Communities agrees that engagement with Parishes is important as the Strategic Housing Team is created and will look to seek	Accept	Q1 2022

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	Strategic Housing Regeneration Team to engage actively with parishes across Jersey in the pursuit of improving affordable housing supply. Parishes should also have representation in the Strategic Housing Partnership.	a mechanism to have suitable representation by the Parishes on the SHP.		
	RECOMMENDATION E5: The Minister for Housing and Communities should ensure that the parishes are engaged to support any new affordable purchase product so there is a consistent approach to low-cost home ownership. This should not preclude allowing local connection criteria to be applied, although eligibility should be assessed based on the policy guidelines governing the Affordable Housing Gateway.	<p>The Minister for the Environment notes that there is a draft Bridging Island Plan amendment (p.36/2021 Amd7) seeking to add additional criteria for gateway allocation "...such that no more than 50% of the allocation of affordable homes for purchase on any given site should be to people who are prioritised due to being able to demonstrate links to the Parish in which the homes are located, with no such restriction applying to people aged 55 or over".</p> <p>The Minister for Housing and Communities agrees that Parishes should have input into the design of a future affordable purchase product.</p>	Accept	End 2022
	RECOMMENDATION F1: The Council of Ministers, in partnership with providers, constructors and construction-related consultants, should expand construction and development skills opportunities for young people and for existing workers in the industry. The aim of which will be to enhance the sector's potential and productivity. This should be prioritised and implemented in 2022 and continuing beyond 2022.	<p>The ministers welcome this recommendation and agree that construction and related professions should remain an attractive sector for young people with could career development opportunities.</p> <p>The draft Carbon Neutral Roadmap identifies:</p> <ul style="list-style-type: none"> <li>- joint work underway to put the development of on-Island skills at the heart of future economic and skills strategy, including integrating green skills into the Future Economy Programme and</li> </ul>	Accept	End 2022

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
		<p>Further Education and Skills white paper, and</p> <ul style="list-style-type: none"> <li>- that a Sustainable Construction Summit will be held in 2022 to further explore these issues, with support from the Ministers for Environment, Housing and Communities, and Infrastructure.</li> </ul>		
	<p>RECOMMENDATION F2: The Council of Ministers should consider suitable options for providing Government-led incentives to ease pressure on the construction sector and to ultimately help facilitate the development of more housing amidst various barriers the industry will inevitably face with labour/skills shortages, supply chain disruption and rising cost of building materials post-Brexit. This should be carried out before the end of Q2 2022.</p>	<p>The interests of the construction sector are well represented in the development of relevant economic, planning, population and housing policy.</p> <p>The Minister for Home Affairs approved the introduction of a new temporary work permit for construction workers in January 2021. This allows for a 1-year immigration work permit for those individuals employed in the construction industry for specific projects. Permits will initially be issued for a 1-year period but may be extended on a yearly basis up to a maximum period of 4 years. This type of immigration work permit is not available to any other sector.</p> <p>The Government works closely with the Jersey Construction Council and other representative bodies and has recently provided direct support for a range of construction led projects as part of the Fiscal Stimulus Fund. No further direct or specific incentives are considered to be necessary at this stage.</p>	Accept	Complete
	<p>RECOMMENDATION F3: The Council of Ministers should consider ways in which to mitigate, as far as possible, the potential risk of other competing priorities and lack of</p>	<p>Appropriate consideration of all options is established by the Estates Strategy. While there is a high demand for housing in Jersey, there</p>	Accept	Complete

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/Reject/Under Consideration</b>	<b>Target date of action/completion</b>
	resources from delaying the release of Government-owned sites. Opportunities should be explored to fast-track the release of land as swiftly as possible and before the end of Q1 2022.	are a range of other community needs that need to be considered.  Following the publication of <a href="#">Publicly Owned Sites for Housing</a> it is considered that this recommendation has been met.		
	RECOMMENDATION F4: The Minister for the Environment, should ensure that the Government of Jersey identifies aspects of both the work of the planning team and the housing enabling team which could be turned into projects suitable for advancement with the help of external support. Obvious candidate activities include the formulation of development frameworks/briefs and the creation of a programme management tool for monitoring affordable housing production. This should be identified by January 2022, with a view to implementation within the first quarter of 2022	Both the Ministers for the Environment and for Housing and Communities actively encourage that work be delivered with external support where that is appropriate, although it is not the role of a minister to direct operational business planning in the manner suggested.  Opportunities for joint working and commissioning, between the Minister for the Environment and the Minister for Housing and Communities are routinely explored, and both ministers are supported from within the same Directorate within the Strategic Policy Department.	Partially Accept	Complete
	RECOMMENDATION F5: The Minister for the Environment should ensure that, without delay, the production of development frameworks for larger affordable housing sites has dedicated resourcing and that the responsibility of overseeing the production of these frameworks should sit with a suitable senior civil servant within the planning team.	Adequate resource to develop supplementary planning guidance for the delivery of affordable housing sites already exists within the Place and Spatial Planning Team, with suitable senior oversight. This work will be prioritised upon the adoption of the Bridging Island Plan.	Accept	Complete
	RECOMMENDATION F6: The Council of Ministers should, as an immediate priority, work in conjunction with the new Chief Executive on a plan to improve staff morale and retention levels across the civil service. Included in this plan,	Both ministers recognise the importance of attracting the right candidates for key civil service roles. This is not an issue that relates only to the development of affordable homes and is something that is regularly reported on to the	Under consideration	

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	should be targeted policies for identifying key roles and attracting and retaining staff to these roles. This should be reported back to the States Assembly before the end of Q1 2022.	States Assembly via the existing appropriate channels.		
	RECOMMENDATION F7: As an immediate priority, The Minister for the Environment should, identify the extent to which the planning team is short on personnel sufficient to support the planned increase in housing production. Once that shortfall is clarified, the Government of Jersey should develop a recruitment (and retention) strategy which aims to have planning (and housing enabling) staff classified within the definition of a key worker. This should be completed before the end of Q1 2022.	IHE's Regulation directorate has embarked upon a recruitment campaign for planners to fill the roles established as part of the Target Operating Model. Appointments have already been made and will continue to be made until all vacancies are filled. An additional investment of £1.5m is also provided for IHE's Regulation directorate each year in the Government Plan 2022-25.  The existing arrangements for recruiting colleagues to housing related functions are considered sufficient.	Reject	
	RECOMMENDATION F8: The Minister for Housing and Communities should ensure that Government leads research on the role of Modern Methods of Construction to help ease capacity pressures in the medium to longer term. It is further recommended that the priority for deploying MMC builds on Andium's practical approach of utilising materials and methodologies which simplify the conventional construction process and improve thermal and environmental performance of buildings. We do though advocate careful consideration of the feasibility and potential benefits of off-site manufacture of building modules as a development step for Jersey's adoption of MMC	The Minister for the Environment is supportive of the MMC workstream and will look to embrace opportunities through guidance and appropriate flexibility in the planning and building process, where possible. The Minister considers it important that we achieve this within the new placemaking policy in the draft Bridging Island Plan.  The Minister for Housing and Communities has already commissioned work into the role MMC can play in assisting the pressures on construction sector capacity and process with regard to the Jersey Housing construction sector.	Accept	Underway



	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	<p>RECOMMENDATION G1: The Minister for the Environment should, as part of the ongoing discussion around the proposed Bridging Island Plan, review the use of permitted development rights in relation to affordable housing production. The review should examine carefully relevant experience in other jurisdictions and the balance of advantages and disadvantages. This should also link to consideration of other planning process improvements.</p>	<p>A review of permitted development rights is not a function of the development plan.</p> <p>Any review of those forms of development which can be undertaken without the need for express planning permission needs to be balanced against the effect of any such change upon the subsequent users of development and those which might be affected by it.</p> <p>Given the need to ensure that new homes are of an appropriate standard, in terms of space, light and amenity, amongst other factors, the Minister for the Environment does not regard the release of permitted development right to provide affordable homes as an appropriate mechanism. No evidence is offered to support where and how this might be achieved in a way that can deliver decent homes.</p>	Reject	
	<p>RECOMMENDATION G2: The Minister for the Environment should ensure that a post-build evaluation process is put in place for all new developments. In consultation with industry, the Minister should consider the concept of a post-build log for new developments which assesses both the successes and challenges of delivering schemes according to planning requirements. The aim of this would be to ensure that planning policies are fit for purpose at a practical level during and once the schemes are developed, or if a policy needs re-visiting. The Minister should aim to implement this from the adoption of the Bridging Island Plan.</p>	<p>The draft Bridging Island Plan performance framework identifies that improvements to measuring the performance of the planning process are required. The Minister for the Environment agrees that there could be real benefits from introducing a post-completion evaluation process, but that any such process should be proportionate, whilst having regard to Development Control team capacity. This will be considered and kept under review as part of the Bridging Island Plan performance framework.</p>	Under consideration	2024

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	<p>RECOMMENDATION G3: The Minister for the Environment should consider, in consultation with the Minister for Infrastructure and industry stakeholders, how planning requirements for parking provision on new developments can be suitably relaxed with the aim of promoting better scheme viability. Consideration should be given to how this policy can be flexible to recognise demand for parking in town may be less than that of developments out of town. Moreover, it is important that planning policy of this nature suitably aligns with the Sustainable Transport Policy where the aim is to reduce vehicle usage.</p>	<p>The draft Bridging Island Plan already sets out a policy framework and a proposal that would achieve the recommended outcomes.</p> <p>Supplementary planning guidance in relation to parking standards is under development and will suitably align with the Minister for Infrastructure’s objectives set out in the Sustainable Transport Policy.</p>	Accept	Q2 2022
	<p>RECOMMENDATION G4: The Council of Ministers should respond to P.96/2021 before the debate setting out whether increasing the minimum percentages for the proportion of affordable housing units within the South Hill and Waterfront developments from 15% to either 30% or 50%, is financially viable or not. The response should be backed up with clear evidence demonstrating the reasons for whether the schemes would be viable or not.</p>	<p>This recommendation has been superseded by the work that was provided as part of the debate on P.96/2021</p>	Accept	Complete
	<p>RECOMMENDATION G5: The Minister for the Environment should, in his Ministerial Response to this report, advise whether both the Waterfront and South Hill developments would be required under Policy ME2 of the Draft Island Plan to meet Passivhaus standards once the Plan is adopted.</p>	<p>Subject to the final wording and approval of Policy ME2 in the draft bridging Island Plan, all affordable homes will be required to meet this standard and whilst it would be positive to see entire mixed tenure schemes developed to the Passivhaus standard, it won’t ultimately be required. In instances of mixed tenure, it will be for the developer to determine how the requirement will be best delivered,</p>	Accept	Complete

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
		relative to the design of the project. The developer will need to explain how their proposed approach complies with the policy, which is sufficiently flexible to accommodate practical and viability challenges which may be faced by developers.		
	RECOMMENDATION G6: The Minister for the Environment should defer the proposal to introduce requirements for Passivhaus standards on new affordable homes and large development outside of the built-up area until the next longer-term Island Plan. The aim of doing so would be to enable Andium Homes to run pilot schemes which conform to Passivhaus to test its suitability to Jersey. As part of this pilot scheme, consideration should be given to the suitability of other approaches, such as that used by the Scottish Government with the Energy Efficiency Standards in Social Housing 2. Being able to draw on suitable comparisons with other approaches will further aid in the process of testing both suitability and viability in the pilot period.	The Minister for the Environment does not accept this recommendation as there is sufficient flexibility in this policy to adjust in response to practical challenges which may be faced. Guidance is being developed to support the implementation of this policy, which will involve input from Andium Homes.	Reject	
	RECOMMENDATION G7: The Minister for the Environment, in conjunction with the Minister for Housing and Communities should investigate further whether build-to-rent is a suitable development/investment model for Jersey to pursue and if so whether Government should incentivise and promote this model through planning policy. This research should be carried out by Q2 2022 by the Strategic Housing and Regeneration Team and through consultation with	Minister for Housing and Communities has work underway to review the Jersey housing market.  The scope for this work includes identifying suitable development options and any potential investment models to suit the Jersey context.  It may not be possible to develop this work in the timescales suggested, given existing priorities and available resources.	Accept	End 2022

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	the Strategic Housing Partnership and other key stakeholders. As a starting point, it should consider whether there is appetite for this type of development from both developers, investors, and prospective occupiers. Ministers should report back to the States Assembly with the outcome of this work before the new Government term.			
	<p>RECOMMENDATION G8: The Minister for the Environment, should reconsider the current policy position on the use of planning obligations to support affordable housing development. This policy should encapsulate requirements for zoned land to remain in affordable housing use in the long term (or in perpetuity) and for larger market residential development sites to deliver a specified proportion of affordable homes from an agreed date and having taken on board the views of the construction sector in making this deliverable by this date. It is suggested that these policies are best expressed and implemented via supplementary planning guidance and supported by model clauses for planning agreements.</p>	<p>Planning obligation agreements are already used to ensure that affordable homes remain as such in perpetuity. The Minister for the Environment will continue to ensure that all new affordable homes are subject to such planning obligation agreements.</p> <p>The policy to require a proportion of open market homes to be affordable is subject to development, as both a proposal in the draft Bridging Island Plan, and the subject of an amendment (P.36/2021 Amd. 25), which would see this policy brought into effect immediately, but without engagement with the industry and testing the viability impact of such a measure.</p> <p>The Minister for the Environment, whilst agreeing the objectives of the amendment, considers it essential that appropriate work is undertaken before bringing the policy into effect, if it is to have chance of success. The Minister will look to produce model clauses for future planning obligation agreements</p>	Accept	
	RECOMMENDATION H1: The Council of Ministers should ensure that the new population policy links effectively with the definition of, and	Ministers published their Common Population Policy ( <a href="#">P.116/2021</a> ) on 10 December 2021, which highlights the need for	Under consideration	End 2023

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	need for, key workers, including additional housing development and planning personnel. This should be published in the population policy.	<p>complementary education, health and housing policies to support it.</p> <p>The need for population issues to be widely discussed with better data and understanding of the problem and the possible solutions is a key theme developed in this first common population policy.</p> <p>The 2021 Census will provide valuable information on how property use has changed over the last ten years and the current level of under occupation in the Island. With better data, more accurate predictions can be made regarding the number and type of homes that will be needed in future, optimising the use of available housing sites.</p>		
	RECOMMENDATION H2: The Minister for Housing and Communities should ensure that the new population policy considers how workers and residents gain entitlement to more settled housing tenures, especially if they are in specific job roles which are critical to the economic and social well-being of the island, including production and management of affordable homes.	Last year, the States Assembly supported the Migration Control Policy (P.137/2020) which set out the framework for a more responsive set of migration controls. These are currently being developed and will be implemented in 2022. In particular, the updated law, if adopted, will include stronger controls on the number of individuals in the future who gain the right to settle permanently in Jersey. This will include flexibility to determine which individuals, workers, or sectors might be the most appropriate to meet the intent of the common population policy.	Under consideration	End 2023
	RECOMMENDATION H3: The Minister for Housing and Communities should work towards an expansion of the definition of key workers to include vital roles in affordable housing development, planning and construction. The	<p>Key worker policy requires joint working from a number of ministers.</p> <p>Both the draft bridging Island Plan, and the Creating Better Homes action plan already commit to increasing the number of available</p>	Under consideration	End 2022

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	expanded definition of key workers needs to be accompanied by an expansion in the amount of subsidised housing available for approved incoming key workers. This should be continually considered over the lifespan of the Bridging Island Plan. This should be carried out without delay, ideally before the end of Q2 2022.	key worker homes, and to reviewing how such housing is managed.		
	RECOMMENDATION H4: The Minister for Housing and Communities should ensure that moving forward, key worker housing, is classified as ‘affordable’ for qualifying workers and managed in some form by the Government of Jersey or affordable housing providers (even if leased from private landlords or licensed in some way).	Key worker policy requires joint working from a number of ministers.  Both the draft bridging Island Plan, and the Creating Better Homes action plan already commit to increasing the number of available key worker homes, and to reviewing how such housing is managed.	Under conside ration	End 2022
	RECOMMENDATION H5: The Minister for Housing and Communities should ensure that, for settled key workers in qualifying roles, a ‘rent-to-buy’ offer is developed by the end of 2022, which enables those workers to establish long-term roots in Jersey and means that those workers do not necessarily need to move in order to acquire their homes. It may be appropriate for the ‘buy’ option to be an affordable purchase basis and for there to be buy-back potential for an affordable housing provider or GoJ, to keep that housing in some form of affordable use in the long term.	This recommendation requires further consideration as part of the on-going development of key worker policy and homes.	Under conside ration	End 2022
	RECOMMENDATION H6: The Council of Ministers should finalise the emerging policy on population and in-migration management without delay and, in so doing, ensure that a weather	Ministers published their Common Population Policy ( <a href="#">P.116/2021</a> ) on 10 December 2021.	Accept	Complete

	<b>Recommendations</b>	<b>Response</b>	<b>Accept/ Reject/ Under Consider ation</b>	<b>Target date of action/ completion</b>
	eye is retained on how the agreed policy will impact on current policies for new housing provision.			

**APPENDIX 1****Response to Recommendation E1**

The Minister for Housing and Communities published his *Creating Better Homes* action plan in June 2021. Pages 51-53 note where the action plan reflects themes from the Housing Policy Development Board.

The table below provides a further response as requested in recommendation E1, which says:

*RECOMMENDATION E1: For clarity, the Minister for Housing and Communities should publish, before the end of 2021, whether he 'accepts, partially accepts or rejects' each of the recommendations made by the Housing Policy Development Board including the timescales of implementation for each accepted recommendation. This would provide better clarity as to whether all of the recommendations will be actioned by Government.*



HPDB RECOMMENDATION	MINISTERIAL LEAD	Government of Jersey response
<b>SUPPLY</b>		
S1. Strategic alignment of GoJ delivery bodies	Minister for Housing & Communities  Minister for Infrastructure	<p><b><u>ACCEPT</u></b></p> <p>Strategic co-ordination is now captured in Priority 1 - Stronger System Leadership - of the <a href="#">Creating Better Homes: An Action Plan for Housing in Jersey</a> (CBH), which has delivered the following to date:</p> <ul style="list-style-type: none"> <li>▪ A new post of Head of Strategic Housing and Regeneration created and appointed. Supporting team development underway and the new team will support housing coordination across government, with input from across the Sector. One of the key remits will be to establish the Team by end of Q1 2022.</li> <li>▪ New Strategic Housing Partnership in place, bringing housing sector players together. Terms of reference agreed and scheduled meetings in place. First meeting held on 29 September 2021, next January 2022.</li> <li>▪ Cross-ministerial Housing Political Oversight Group has been established.</li> <li>▪ Modern Methods of Construction (MMC) political working group has been set up to prove the case for new technologies in Jersey.</li> <li>▪ Housing Ministerial input to the Regeneration Steering Group has been put in place, securing direct influence on government estates strategy.</li> </ul>

<p>S2. Government borrowing and cross-subsidy to fund additional new housing supply</p>	<p>Minister for Housing &amp; Communities  Minister for Treasury &amp; Resources</p>	<p><b><u>ACCEPT</u></b></p> <p>As set out in the CBH, Andium Homes Limited and the States of Jersey Development Company will continue to access suitable/sustainable borrowing to underpin delivery of homes for the Island. Alongside this, cross-subsidy may help meet housing delivery objectives, as part of a mixed funding economy with proper oversight.</p>
<p>S3. The use of Compulsory Purchase powers for both site-assembly and to discourage 'land banking'</p>	<p>Minister for Housing &amp; Communities  Minister for the Environment</p>	<p><b><u>ACCEPT</u></b></p> <p>Government reserves this right. It is considered an option of 'last resort' should negotiations fail.</p>
<p>S4. Delivery of new homes across a range of tenures and need groups</p>	<p>Minister for Housing &amp; Communities</p>	<p><b><u>ACCEPT</u></b></p> <p>The actions set out in Priority 2 in CBH (increase supply, manage demand) respond to this recommendation.</p>
<p>S4a. The GoJ should conduct a feasibility study and modelling on the required levels of additional housing delivered by GoJ.</p>	<p>Minister for Housing &amp; Communities</p>	<p><b><u>ACCEPT</u></b></p> <p>The same or a similar study will be carried out by the Strategic Housing and Regeneration Team.</p>
<p>S4b. The GoJ should establish an initial draft of its development programme, showing consistent supply for the next ten years and engage with the construction market as part of a feasibility study into the increased housing delivery proposed in this report.</p>	<p>Minister for Housing &amp; Communities  Minister for Infrastructure</p>	<p><b><u>ACCEPT</u></b></p> <p>The actions set out in CBH Priority 2 (increase supply, manage demand) respond to this recommendation. A list of <a href="#">publicly owned sites for housing</a> was published in November 2021.</p>

<p>S4c. The GoJ should maintain, and modify if necessary, a single existing Affordable Ownership product which should be extended to Housing Trusts and should be formally constituted in legislation, to leverage the £10m of funding earmarked in the 2021 Consolidated Fund.</p>	<p>Minister for Housing &amp; Communities</p>	<p><b><u>ACCEPT</u></b></p> <p>Action 4A in CBH (support for affordable purchase) responds to this recommendation.</p>
<p><b>Planning</b></p>		
<p>P1. Rezoning of land for specific residential classes:</p> <p>Planning policy, including the 2021 Island Plan, should use expanded rezoning as a tool to help enable the delivery of priority housing tenures.</p>	<p>Minister for the Environment</p> <p>Minister for Housing &amp; Communities</p>	<p><b><u>ACCEPT</u></b></p> <p>The draft Bridging Island Plan (2022-25), and Action 2B in CBH (1,000 new affordable homes by 2025), responds to this recommendation.</p>
<p>P2. Encouraging conversion of large residential dwellings into multiple homes:</p> <p>Planning policy, including the 2021 Island Plan, should encourage the conversion of large residential homes into multiple homes.</p>	<p>Minister for the Environment</p>	<p><b><u>ACCEPT</u></b></p> <p>The draft Bridging Island Plan (2022-25) seeks to ensure the efficient and sustainable use of land. In many contexts, particularly within the built-up area, the conversion of large residential dwellings would be supported. Such development will of course be subject to other planning considerations including as set out in the Places section of the draft bridging Island Plan.</p>

<p>P3. Affordable Housing Contribution:</p> <p>Planning policy, including the 2021 Island Plan, should introduce an Affordable Housing Contribution to mandate a minimum proportion of new supply as affordable.</p>	<p>Minister for the Environment</p>	<p><b><u>UNDER CONSIDERATION</u></b></p> <p>The draft bridging Island Plan proposes that THE Minister for the Environment will undertake further research into the introduction of a mechanism to deliver a proportion of homes on all housing development sites to be affordable homes. The impact on housing supply and viability will be assessed in detail and be the subject of consultation with key stakeholders.</p>
<p><b>RENTAL</b></p>		
<p>R1. Utilising GoJ legislation to improve security of tenure and tenant rights:</p> <p>Security of tenure and tenants' rights should be enhanced by reviewing, amending, or creating new legislation and enforcing changes made through a resourced programme.</p>	<p>Minister for Housing &amp; Communities</p>	<p><b><u>ACCEPT</u></b></p> <p>The Minister's <a href="#">Fair Rents Plan</a> announced that a package of proposed amendments to the Residential Tenancy Law has been produced.</p> <p>These amendments will be reviewed in Q1 2022 in order to agree the detailed legal changes needed.</p> <p>Amendments for Residential Tenancy Law Legislation to be presented to States Assembly in Q4 2022.</p>
<p>R2. Rent stabilisation:</p> <p>Rent stabilisation legislation and a Rent Commission or Board to monitor and decide on annual rent increases should be introduced.</p>	<p>Minister for Housing &amp; Communities</p>	<p><b><u>ACCEPT</u></b></p> <p>The Minister's <a href="#">Fair Rents Plan</a> has announced that the Rent Control Tribunal will be re-appointed in Q2 2022, with dedicated officer support.</p> <p>The objective of the Tribunal will be to give private sector residential tenants the opportunity to appeal to an independent body if they believe their rents have become excessive.</p>

<p>R3. Reform social housing allocations policy (expanding the current Gateway)</p>	<p>Minister for Housing &amp; Communities</p>	<p><b><u>ACCEPT</u></b></p> <p>The Minister's <a href="#">Fair Rents Plan</a> sets out how Access to Affordable Housing Gateway will be widened as follows in Q2 2022:</p> <ul style="list-style-type: none"> <li>▪ Entry age for applicants without children reduced to 40+</li> <li>▪ Single income limit of £40K p.a. replaced by limits reflecting household composition, ranging from £23K to £64K p.a.</li> <li>▪ Household savings limit of £70K to be introduced.</li> </ul> <p>On or before Q1 2025:</p> <p>Entry age for applicants without children reduced to 25+</p>
<p>R4. Strong support for reform of social rent setting</p>	<p>Minister for Housing &amp; Communities Minister for Treasury &amp; Resources</p>	<p><b><u>ACCEPT</u></b></p> <p>The Minister's <a href="#">Fair Rents Plan</a> sets out that:</p> <ul style="list-style-type: none"> <li>▪ Social rents will be capped at 80% of market value as of 1 January 2022 (a 10% reduction from the prior 90% market value policy).</li> </ul> <p>Social rents in Andium properties will be maintained at 2020 level throughout 2022 as a Covid-recovery measure.</p>