

# Creating better homes: an action plan for housing in Jersey



**'A house is made with walls and beams;  
a home is built with love and dreams'  
Ralph Waldo Emerson**

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## MINISTERIAL FOREWORD AND EXECUTIVE SUMMARY

Becoming Minister for Housing and Communities was unplanned and unexpected but I have spent my first 100 days in office planning and prioritising, together with the dedicated team of experienced professionals I am lucky enough to find myself working alongside, to deliver a clear direction and firm action for the remaining 12 months of my term in office and beyond. My Action Plan is summarised in this “Creating Better Homes” report.

The significant challenges we face stand a greater chance of being met by collaboration across government and industry, our housing providers. To that end I’m accelerating implementation of a Housing Policy Development Board recommendation for greater strategic alignment. A new Strategic Partnership will bring together community, industry, and government voices for regular conferences and collaboration starting in July. This new partnership will be supported by a Strategic Housing and Regeneration team which will be in place within weeks.

With the help of the Chief Minister a Housing Political Oversight Group is already up and running, including one of his Assistant Chief Ministers alongside the Minister for the Environment, the Minister for Social Security and the Assistant Treasury and Resources Minister.

I meet weekly with the team charged with the difficult task of allocating and utilising government owned land and property to meet the various demands. I hope I’m not making their life more difficult but a persistent voice for housing need must be ever present. Andium Homes made the case to me, in our first meeting, for earlier indication of which sites might be made available to them, even if it’s some years hence. This is sensible, so that planning permission, never easy in our small island, can be synchronised with site availability and a steady stream of employment is achieved for the construction industry.

The aim is for the pipeline for new housing and especially new affordable housing, to stretch further into the future and contain the right blend of product to best satisfy demand. Sufficient supply and the right supply being key to meet the challenge of affordability. This Action Plan commits to 1,000 new affordable homes and an 80% increase in housing starts by 2025 – this will make a real difference to local families.

I am immediately commissioning research into the financial barriers to home ownership, what kind of financial product might best assist those wishing to take their first step on the property ladder, where is this done better elsewhere, how can government help so that before leaving office in 2022 we will know how best to use the £10,000,000 already allocated for this purpose and put in place a scheme to service assistance beyond that. Now that conveyancing laws allow flying freehold purchase, we will end the creation of new share transfer units.

Our developments also need to consider our ageing society, including providing Islanders who have care needs the opportunity to live in a home that can be adapted throughout their lifetime, and helping older home-owners “right size” into a new home, releasing more family units on to the market.

Housing standards in socially rented accommodation have increased substantially with Andium now achieving 100% Decent Homes Standard and we are now ready to grow our social rented sector as a vital component of overall housing supply. As we increase supply we will also look at expanding the

eligibility criteria, supporting more Islanders into secure homes. Before the end of the year, I will publish the outcome of my review into social rents. A good quality, social-rented home delivers security of tenure, as part of a strong community. However, the social sector will never support all tenants and so I am also putting plans in place to make sure that private tenants have the legal protection they need and are protected from excessive rent rises.

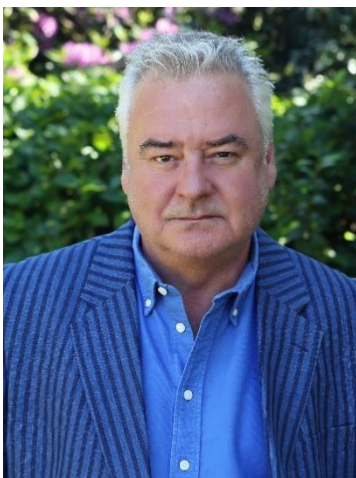
A newly formed Housing Advice Service will help Islanders get information quickly when they have housing queries. For those with more serious problems wrap around homelessness support services are being developed to help individuals thrive in their homes so they can sustain tenancies.

This government has pledged to “Put Children First”. We know how important housing is to help children develop to their full potential and every action in this Action Plan will be considered from the point of view of children. It’s also important that we can attract the right professionals to support our education and health services so getting the right package for key worker accommodation is part of the Action Plan.

My appointment coincided with the arrival of a new Chief Executive Officer of the Government of Jersey, Paul Martin and a new Chairman of Andium Homes, Richard McCarthy both of whom have extensive experience in and a passion for Housing and represent a fantastic opportunity for Jersey that I’m determined to exploit.

As we build more we should strive to build better, evidence already exists of improvements in design - we must continually challenge ourselves, be it the simplicity of providing sufficient green space for children to grow and play, keeping a community focus or the complexities of Carbon Neutrality compliance, protecting the environment or saving our heritage. Design is key.

Finally, we must be honest and acknowledge we face a multi-dimensional challenge of immense proportions. Being equally honestly, I recognise that the shortfall in my experience has had to be made up by extra effort on the part of others over the last few weeks, and particularly my excellent team of civil servants drawn from several departments. To them all my thanks. We now have a plan and are ready to take action.



**Deputy Russell Labey**  
Minister for Housing and Communities

A handwritten signature in black ink that reads "Russell".







## INTRODUCTION

Whatever our background, family circumstances or hopes for the future, a warm, safe home is a necessity. In Jersey, most of us live in good homes in strong local communities, whether that be in an apartment, family home or traditional Jersey farmhouse.

Recently though, the cost of housing – whether to rent or purchase – has risen sharply and is putting increasing pressure on family budgets; and there remain instances of poor-quality accommodation that need to be improved. The challenge to create better homes in Jersey is a fundamental priority, which is why the government is taking wide-ranging and substantial action – in partnership – as demonstrated in this plan.

## Analysis

Maintaining access to good homes has always required a partnership between government and business, to tend and develop the complex web of long and short-term action that is needed to balance housing supply to demand in a way that works for the wider island community, individual families and local businesses (see diagram on the following page from the 2016 Housing Strategy). Government also plays a key role to intervene in the housing market to ensure that homes are available for all, including those with additional needs and those on lower incomes, and to establish regulation and provide guidance to ensure minimum standards are met.



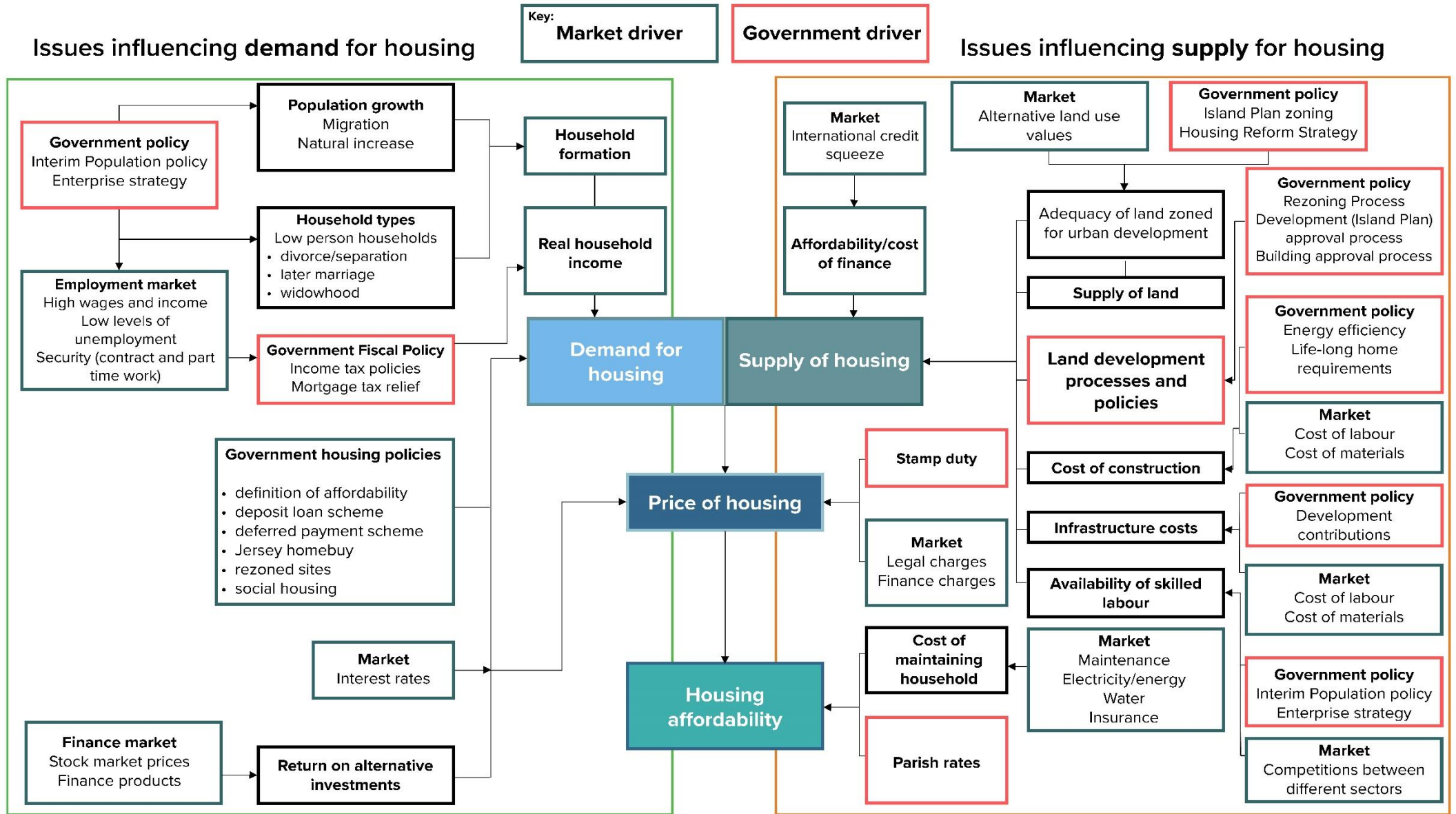


Figure 1: Housing affordability flow chart

Currently, the imbalance between supply and demand in Jersey is driving up prices and pushing the hope of owning a home out of reach for a large number of people. Data from the Jersey House Price Index, compiled by Statistics Jersey, shows: that the price of an average house in Jersey was c.£630,000 in 2020, up from c.£430,000 a decade ago, in 2011; and that the average cost of a four bedroom family home is currently £1.164m. During the same period, the Housing Affordability Index, which indicates whether a working household with average (mean) income can purchase a property affordably, declined by 11%.

Persistent low interest rates have widened the income gap between homeowners and tenants nullifying the income redistribution effects of the benefits and tax system. If not addressed this disparity could pose longer-term risks to the stability of the Jersey community and the good functioning of the island's economy.

At the same time, there is evidence that some islanders are let down by the quality of the accommodation they can access and would benefit from greater certainty of standards, better access to housing advice and support, and more affordable housing options.

The government is clear it has a key role to play to address rising accommodation costs and to provide greater support, advice, and protection. The government intends to improve Jersey's housing system and create better homes, for all islanders.

This plan builds on the work already undertaken by ministers, including the recently published draft bridging Island Plan, which sets a strategy to increase the supply of homes including a significant increase in the number of affordable homes; and the work of the Housing Policy Development Board, which reported to the Chief Minister in late 2020<sup>1</sup>.



<sup>1</sup> See: <https://www.gov.je/news/2021/pages/HousingPolicyBoardReport.aspx>

## Creating better homes

The Minister for Housing and Communities is setting out action in five priority areas to create better homes for islanders.

Actions in the five areas are focused both on immediate decisions and priorities for this year, and on work that will need to evolve over the coming years. The actions are summarised in the table below, and are plotted on the forward plan, which gives increased visibility and certainty to the housing sector as to the timetable for delivery.

Taken together, these actions represent a whole-system intervention in Jersey's housing market, supported by strong political leadership and a new partnership focus across the housing sector.

This Plan also provides a response to each of the recommendations of the Housing Policy Development Board. The Minister for Housing and Communities welcomes the work of the Board, and the actions of the previous Minister for Housing and Children to secure additional resources in the Government Plan process, as important foundations of this Plan.



Figure 2: Five priorities for taking action to create better homes

## SUMMARY OF ACTIONS

Priority	Action	Summary
Stronger system leadership	1A	A new strategic housing partnership
	1B	Stronger political oversight and leadership
	1C	A new Strategic Housing and Regeneration team
Increase supply, manage demand	2A	An 80% increase in housing starts by 2025
	2B	1000 new affordable homes by 2025
	2C	A long-term pipeline of land release in place by the end of 2021
	2D	The tools to manage migration demand
Rental choices for all	3	A Fair Rents Plan
	3A	Renewed social rents policy
	3B	Housing gateway eligibility
	3C	Expand tenant protection
	3D	Address excessive rent rises
	3E	Social housing regulator
Help to own a home	4A	Support for affordable purchase
	4B	Ensure access to mortgage products and advice
	4C	Increase access to family homes with greater support for right-sizing
	4D	Use of share transfer contracts
Build stronger communities, putting children first	5A	A strategic focus on putting children first
	5B	Support for individuals with housing needs
	5C	Increased supply of new key worker accommodation
	5D	Better homes at the heart of the Jersey Care Model
	5E	Integrated planning and housing policies

Table 1: Summary of Housing Action Plan actions

## ACTION PLAN – TIMETABLE FOR IMPLEMENTATION

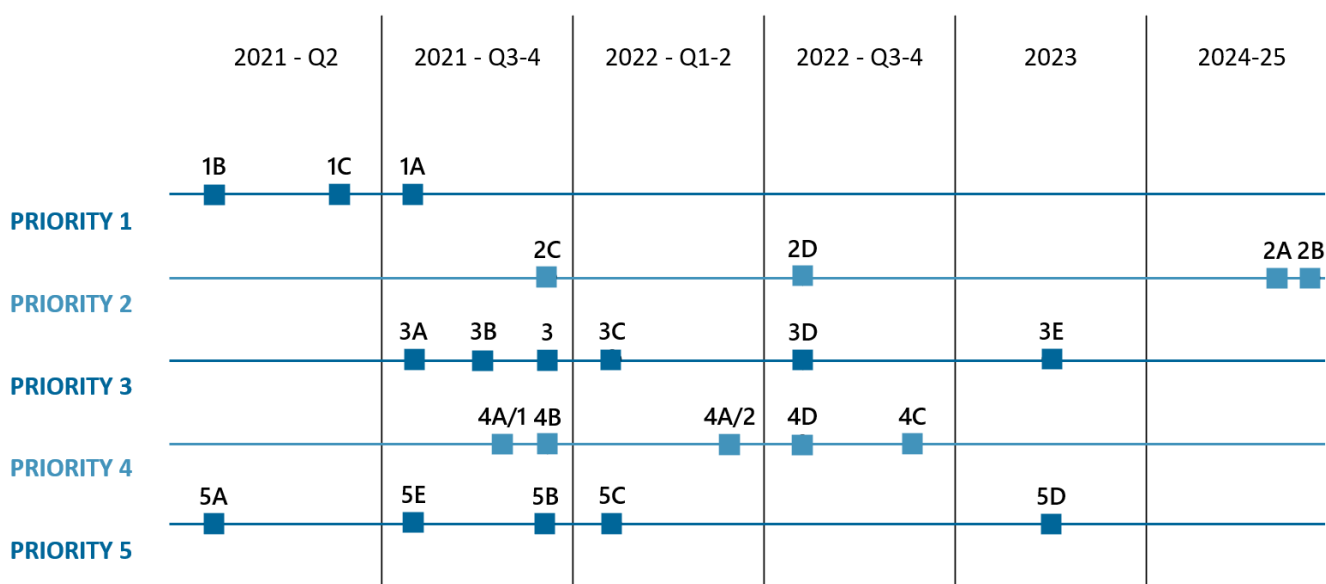


Figure 3: Timetable for Housing Action Plan



## STRATEGIC CONTEXT

Housing is a key strategic sector that underpins and enables a wide range of economic, environmental and community outcomes. The provision of well-designed homes and communities also helps support the objectives and delivery of key public services, whether that be through designing lower-crime neighbourhoods, integrating support for older people in residential communities or ensuring children have the space to play, grow and learn.

This section summarises some of the key strategic documents that help set the context for the prioritisation and implementation of the commitments set out in this action plan.

### Sustainable wellbeing

Jersey is one of only a small number of jurisdictions across the world that have made an explicit and binding commitment to promote wellbeing in all their actions<sup>2</sup>. Sustainable wellbeing is a holistic concept that uses different tools to measure how well society is doing across the key areas that contribute to overall quality of life. It supports a focus on long-term progress rather than short-term intervention, and enables community, environmental and economic indicators of wellbeing to be measured.

Jersey's Performance Framework, launched in January 2020, provides the means to monitor progress towards the Future Jersey vision of sustainable wellbeing as set out in 20 storyboards. There is a direct connection between the provision of good homes and more than half of these storyboards (as set out below) and indirect connections to several others.

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<sup>2</sup> [Jersey's Performance Framework: measuring sustainable wellbeing](#)

Sustainable Wellbeing domain	Sub-section	Storyboard
Community wellbeing	Children	All children in Jersey have the best start in life
		All children in Jersey live healthy lives
		All children in Jersey grow up safely
	Health and wellbeing	Islanders are protected against social and environmental health hazards
		Islanders with long-term health conditions enjoy a good quality of life
		Mental health and wellbeing are fundamental to quality of life in Jersey
	Safety and security	Islanders are safe and protected at home, work and in public
Vibrant and inclusive community	Islanders enjoy living in a vibrant and inclusive community	
Economic wellbeing	Affordable living	Islanders are able to afford a decent standard of living
Environmental wellbeing	Built environment	St Helier is an attractive town to live in, work in and visit
		Islanders live in secure, quality homes that they can afford
	Natural environment	Jersey's unique natural environment is protected and conserved for future generations

Table 2: Sustainable wellbeing storyboard

## Common Strategic Policy

The Common Strategic Policy, which details the priorities agreed by this Council of Ministers for its current term of office, was agreed unanimously by the States Assembly in December 2018<sup>3</sup>. The Creating Better Homes action plan addresses each of the strategic priorities, for example:

- We will put children first by acting to increase the provision and affordability of family homes in Jersey
- We will improve islanders' wellbeing and mental and physical health by putting better homes for islanders at the heart of the Jersey Care Model
- We will create a sustainable vibrant economy and skilled local workforce for the future by supporting a skilled construction sector and ensuring a predictable supply of sites for housing development

<sup>3</sup> [Common Strategic Policy 2018-22](#)

- We will reduce income inequality and improve the standard of living by making provision for the supply of at least an additional 750 homes per year to meet the housing needs of Jersey's population, including over 1,000 affordable homes by 2025, and supporting the provision of homes to meet specific housing needs; and
- We will protect and value our environment by promoting more sustainable development practices and high energy system standards.

## Population context

As of the year-end of 2019, the estimated resident population of Jersey was 107,800<sup>4</sup>. During 2019, the resident population increased by around 1,100 people: net inward migration accounted for 1,000 of this annual increase; whilst natural growth (births minus deaths) accounted for the remainder. Natural growth in 2019 was the lowest since 2002.

The average increase in the resident population of the island between 2011 and 2019 was 1,000 per year, with licensed employees<sup>5</sup> and their dependents accounting for approximately 40% of this population. In comparison, between 2001 and 2010, the average increase in population was 650 per year, with licensed employees and their dependents representing approximately 43% of this. The global financial crisis had a significant impact on inward migration between 2008 and 2015, with inward migration reducing by over 40% from 2008 levels in this period. Inward migration peaked at 1,500 in 2015 and has steadily decreased in the years since, to 1,000 in 2019.

Changes in the island's economic performance directly impact inward migration, regardless of licensed or registered employees. Following the Coronavirus pandemic, the economic outlook now looks very different and hence its impact as a driver of net migration will be different. Quite how these differences will manifest – both in our economy and in net migration figures – is difficult to model given the current high levels of volatility.

The key population consideration for this action plan is the recognition that population growth in the most recent decade due to inward migration has increased significantly while housing supply has remained steady. Statistics Jersey has estimated that, as a consequence of this, a net shortfall of 1,800 homes has arisen over the current ten-year plan period (2011-2020), of which approximately half will be in the unqualified sector. Some of the demand associated with this shortfall may have been met by existing under-capacity in the market, but it is reasonable to assume that the remaining unsatisfied demand is contributing to the housing pressures experienced in Jersey, and creating additional demand that this action plan seeks to respond to.

## Draft bridging Island Plan

The planning system has a key role to play in addressing the availability and cost of housing in Jersey. The bridging Island Plan establishes a policy framework to ensure the right open market homes are built and makes provision for the sustainable development of affordable housing.

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<sup>4</sup> [Jersey Resident Population: 2019 Estimate](#)

<sup>5</sup> [Residential and employment statuses and what they mean](#)

The Objective Assessment of Housing Need<sup>6</sup> (OAHN) makes clear that more housing is required in the coming years, regardless of migration, as people live longer, and household size continues to reduce. The OAHN also assesses the type of housing required against all tenures (non-qualified; owner occupier; qualified rent; social rent).

Based on this and wider analysis, and recognising the current net shortfall position outlined above, the Island Plan assumes a housing development target, over a five-year planning period (2021-25), of 3,750 homes, of a type and tenure consistent with the OAHN analysis. The Island Plan also sets out a supply assessment to provide for this degree of development, as shown in the table below.

This requirement arises from changes in ageing and dwelling patterns; from increases in population over the plan period; and from the net shortfall of the last plan period.

Supply source		Five-year supply estimate 2021-25	
		Affordable	Open Market
Under construction (end 2020)		625	700
Planning permission (March 2021)		0	700
Town Capacity	Private sites	0	600
	Government/approved housing provider sites	425	150
Windfall (outside of Town)		0	500
Rezoning - strategic extension sites		150	0
Rezoning - suburban extension sites		150	0
Rezoning - rural extension sites		150	0
Total estimated supply		1,500	2,650
		4,150	

Table 3: Sources of housing supply (originally found in the draft bridging Island Plan)

## Government Plan

The Government Plan<sup>7</sup> is a detailed one-year plan with a rolling four-year approach that brings together income and expenditure decisions, for the 12 months ahead, as part of a four-year financial outlook. It sets out how public money will be spent to deliver the day-to-day business of government and on strategic priorities and areas for improvement, including the prioritisation of infrastructure delivery.

<sup>6</sup> [Objective Assessment of Housing Need](#) (2019)

<sup>7</sup> [Government Plan](#)



The Government Plan 2021-24 provides a range of additional resources for housing and the creation of better homes. Work to implement the Government Plan priorities, and to allocate the new funding it provides, are set out in this action plan.

## Future Economy

The development of a future economic framework for Jersey is underway, to frame and respond to the present level of economic uncertainty, driven by both recent and short-term factors such as the Coronavirus pandemic, and by important longer-term trends such as the impacts of Brexit and the steady march of technology.

The Future Economy Programme recognises that high income inequality, after accounting for housing costs, is a key fact of the Jersey economy that must be addressed.

## Carbon Neutral Strategy and Energy Plan

The Carbon Neutral Strategy<sup>8</sup> sets out a people-powered approach to respond to the aim for Jersey to be carbon neutral by 2030. The strategy builds on the progress made through the Pathway 2050: An Energy Plan for Jersey<sup>9</sup> and sets out a strategic framework of principles and a central planning scenario.

15% of Jersey's scope 1 emissions arise from the residential sector, primarily as a result of energy required for heating, cooling and cooking. The action plan establishes the cross-sector partnerships necessary to make progress on improving sustainable buildings standards, improving energy performance ratings by minimising energy demand, maximising energy efficiency and making use of low carbon energy.

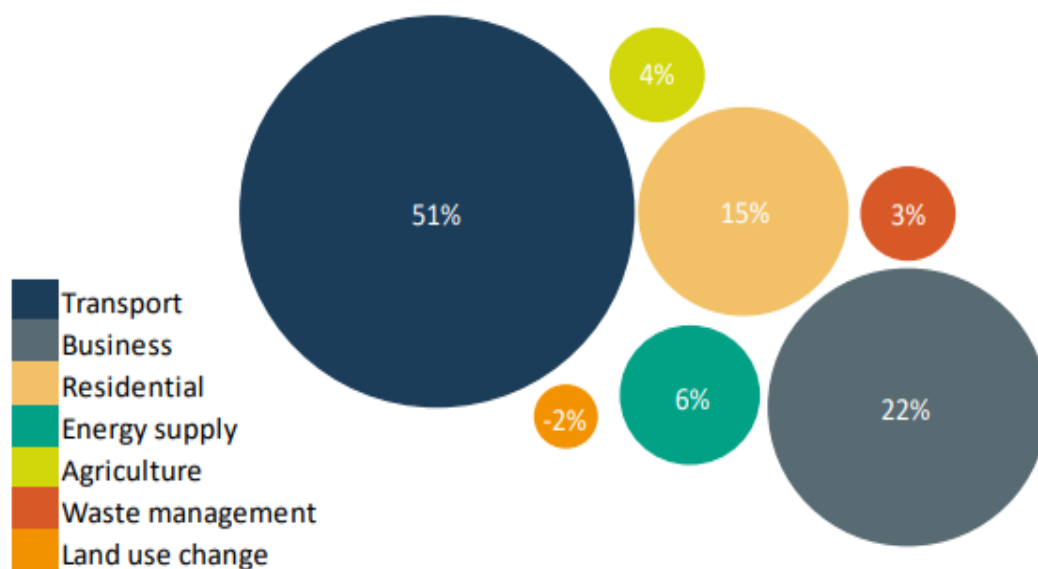


Figure 4: Scope 1 emissions by inventory reporting sector

<sup>8</sup> [Carbon Neutral Strategy](#)

<sup>9</sup> [Pathway 2050: An Energy Plan for Jersey](#)

## Children and Young People's Plan

The Children and Young People's Plan 2019 to 2023<sup>10</sup> is a fundamental new plan for Jersey's children, young people, and families, which aims to make sure Jersey is the best place to grow up and also improves everyday lives. The homes in which our children grow up can have a profound effect on their physical and emotional wellbeing, often to the same extent as the social and economic factors that are traditionally understood to influence children's life outcomes.

## Disability Strategy

The Disability Strategy for Jersey<sup>11</sup> sets out the proposed priorities and actions to help ensure the key outcome of the strategy: that people living with disability enjoy a good quality of life. The Strategy sets out a range of actions to ensure all islanders have accessible housing options. This action plan retains and further develops this strategic focus on the role good homes can play in supporting people living with disability in Jersey.

## Jersey Care Model

Currently, around half of Jersey's population has at least one of 40 long-term health conditions, with older people often having more complex health needs to manage. This, in turn, requires more care and treatment. As the population profile continues to age, the growing need for care and treatment could put our health system under significant strain if work is not done to address where and how we provide accessible and sustainable healthcare services.

We want all islanders to enjoy great physical and mental health for as long as possible and, regardless of age, islanders should expect easy access to the best care and services, including access to mental health services, which should be equal to those offered for physical health.

To further this aspiration, the Jersey Care Model<sup>12</sup> has been developed as a clinically led model for how future health and care services are to be delivered across all sectors in the island. The model seeks to move away from the unsustainable institutional-based model of care, into a more modern community-based structure, as suggested in the diagrams below.

The implementation of the Jersey Care Model will lead to a significant change in how people engage with and experience the full spectrum of health and social care services in Jersey, and this change is to take place not only in service delivery, but also in a physical sense with new and changing demands upon healthcare infrastructure.

As part of the work identified to build stronger communities this action plan provides for new joint areas of work with Health and Community Services to put better homes for islanders at the heart of the Jersey Care Model. This work will focus in a range of areas, from general improvements to the thermal

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<sup>10</sup> [Children and Young People's Plan 2019 to 2023](#)

<sup>11</sup> [Disability Strategy](#)

<sup>12</sup> [Jersey Care Model for Health and Community Services](#)

efficiency of homes, which provide wellbeing and comfort to residents (and address fuel poverty and reduce carbon emissions); to planning the next generation of extra care and supported housing schemes that use modern technology to help older islanders live independently in safety.

### How care looks now



### The future care model

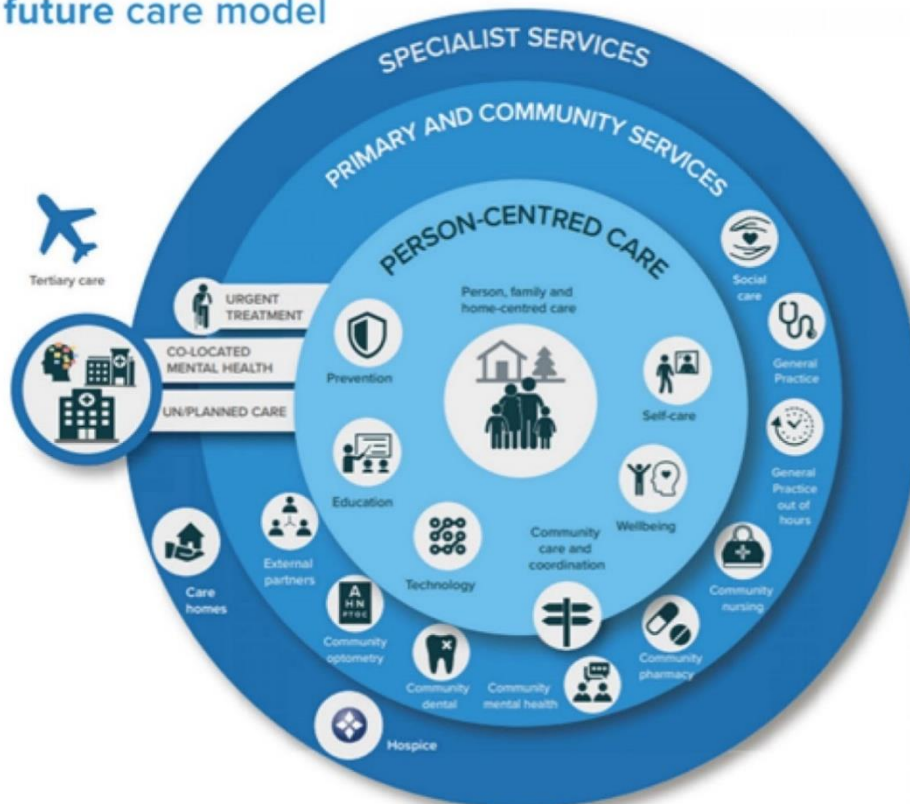


Figure 5: Jersey Care Model





## Future trends and opportunities

### What does delivering this vision look like? Case studies from around the world

This section takes a look at potential future trends and opportunities to create better homes in Jersey through the use of modern methods of construction and innovative new technologies.

Modern methods of construction (MMC) offer the opportunity to rethink how we conceptualise, design, and build homes, speeding up the construction process, making challenging sites more viable and providing varied and adaptable homes that respond to local character and needs.

A vast number of different terms are used to describe MMC: 'modular', 'off and on-site manufacturing', 'volumetric housing manufacture' and 'design for manufacture and assembly'. The term encompasses a range of technologies – from timber frame systems, prefabricated 'pods' used within traditional builds, to 'volumetric' systems where fully constructed modules are transported to site for rapid installation.

## OFFSITE CONSTRUCTION IN SCOTLAND: ISLE OF SKYE AND FRASERBURGH



© Gokay Devic (Heritage Way, Fraserburgh)

- Energy efficient social housing
- Reduced supply chain impacts through large use of prefabricated components
- Micro-home built offsite and transported in one piece
- Ability to adapt to local character

The Scottish Government is driving the use of Modern Methods of Construction (MMC) in housing delivery, in order to address changing housing needs, increasingly requiring housing to be low in energy use, feature good quality design and have the ability to adapt to different place and site conditions.

Heritage Way in Fraserburgh is a new housing development of 30 affordable, low energy consumption homes in an urban brownfield site, constructed using a part-offsite (hybrid) construction model and delivered using low-carbon technologies. Brought forward through the Scottish Government 'Greener Homes Innovation Scheme', the project is located near the abrasive North Sea coast, the main aim of the project was to incorporate a high level of energy efficiency utilising MMC principles. This approach embraced a range of offsite manufacturing and onsite techniques, including a light, prefabricated (and super-insulated) beam roof and wall system, externally finished with lightweight cladding materials suitable for the coast. This approach provided an alternative to traditional house building, in order to minimise the additional capital costs associated with the site.

A smaller project, the Skye Mobile Micro Home in the Isle of Skye, is a small, lightweight, thermally efficient, movable house, designed for the rural landscape. With 30m<sup>2</sup> of living space, the dimensions of the micro home are governed by the Caravan Act, with size limitations related to transporting the house on the road. An offsite construction strategy was employed to limit waste, reduce construction time, and to allow for work to be carried out during the winter months. The building's steel frame was constructed in a welder's yard in Fort William, transported to the site on an arctic lorry and frames and fitted out on site.

## The opportunity for Jersey

These examples of MMC in Scotland provide innovative lessons learnt for housing delivery at different scales and in different contexts.

Heritage Way demonstrates how the range of design options provided by MMC can be utilised to bring forward sensitive intensification within an existing urban area, whilst enhancing existing strong local character. The design utilised prefabricated, panelised, and super-insulated roof and wall system, with lightweight cladding materials chosen for their weathering characteristics and appropriateness for the location.

The reduced site costs associated with the use of MMC, namely the light prefabricated frame and associated foundations, helped improve the development's viability, as the costs associated with conventional construction practices may have prevented the development from proceeding in its final form. This is of relevance for Government of Jersey seeking to reduce construction costs and maximise delivery on investment.

The contractor responsible for developing Heritage Way embraced all the benefits of MMC including, integrating or reducing supply chain processes and reducing site management.

The Skye Mobile Micro Home was designed to allow for transportation on a single-track road without a police escort. It demonstrates what is possible even when working with restricted transport options. The elements to be constructed on and off site were tailored to the trades available, in this case they sought to support local trades on site, but trades could equally have been provided offsite should there be a constrained labour market as is the case in Jersey.

## GRAVEN HILL, BICESTER



© Graven Hill

- Largest **self-build** and custom build home site in the UK
- Up to **1,900 new homes**, over 188-hectare former MoD site
- Located in Bicester, Oxfordshire
- Development brought forward by **Cherwell District Council** and developer Graven Hill

Graven Hill is the largest self-build and custom build site in the UK, developed as part of a new garden community initiative. Over a 10-year period, up to 1,900 new homes will be built at Graven Hill, including traditional new build homes and apartments, alongside self-build plots and new homes that can be customised. The majority of homes are being developed using Modern Methods of Construction (MMC) with techniques including panelised systems such as steel and timber frame, along with modular components. MMC combined with a streamlined planning approach has resulted in Cherwell District Council becoming one of the fastest providers of new homes in the UK.

Cherwell's housing delivery success story at Graven Hill is thanks to a combination of a hybrid development approval process, upfront delivery of enabling infrastructure and the use of MMC. Plots benefit from pre-approved outline planning permission in the form of a Local Development Order (LDO), where each plot has a specific 'Plot Passport', setting out relevant design parameters and materials. This envelope makes it ideal for a range of MMC homes to come forward whilst ensuring that the design and materials respond appropriately to the local context.

All self-build plots are sold with building foundations, drainage, substructure walls, ground floor slab and utility connections to the plot boundary in place (designed and installed by the developer), bespoke to each self-builder's home design. The use of MMC for the custom build plots allows manufacturers to develop a wide range of products using common components such as panels or frames. These can be customised to the future occupier avoiding the repetitive blandness of many modern housing estates.



## The opportunity for Jersey

Graven Hill is far from a standard housing development. It demonstrates how MMC can be used to deliver unique, high quality, low energy homes which suit individual needs. By bringing shovel-ready plots to the market within a simplified planning regime, Graven Hill has harnessed the strong appetite for self and custom-built homes.

The project addresses some of the key challenges facing Jersey's housing market, particularly the need to speed up delivery and reduce labour costs, with the potential for on-site construction time to be reduced by more than half.

This approach places greater emphasis on adaptability; as Jersey's housing needs change, MMC homes can change and adapt too. With clever modular designs, a house can be installed in days and can be replaced, adapted, or reconfigured equally efficiently.

Graven Hills demonstrates the broad range of MMC design options available meaning that materials, massing, and design details can all be tailored to the site and the local vernacular, of particular importance in a sensitive environment like Jersey.

# ACTIVAGE: Internet of Things for Ageing Well



Figure 6: ACTIVAGE objectives to improving older adults

- European Pilot to bring to life the positive impact of technological, Internet of Things (IoT) based solutions in order **to improve the quality of life, health and autonomy** of older adults.
- Involves over **10,000 older persons**, across nine sites, in seven European countries.
- Aims to serve as a reference for the development of further solutions and attract **innovative** business and purchasing models.

ACTIVAGE is a European Multi Centric Large-Scale Pilot on Smart Living Environments. The main objective is to enable the deployment and operation at large scale of Active & Healthy Ageing IoT based solutions and services, supporting and extending the independent living of older adults in their living environments, and responding to real needs of caregivers, service providers and public authorities.

Using a range of body-worn, presence and contact and door sensors, the ACTIVAGE IoT can:

- Monitor daily activity and promote active mobility and exercise.
- Measure safety, comfort, and security at home; providing caregivers with direct notification of abnormalities or emergencies
- Monitor health parameters, provide integrated care and support caregivers.
- Prevent mental decline by preventing social isolation and providing cognitive stimulation.
- Support caregivers

There are currently 9 ACTIVAGE Pilots in place across seven countries, with over 200 ACTIVAGERS, 7,000 users and 43,000 devices in use.

## The opportunity for Jersey

Jersey has an ageing population; by 2035, the number of Jersey residents aged over 65 could double relative to 2010 (resulting in 28,000 over 65s by 2035).

The Digital Health programme aims to deliver a 'Healthnet' telecare service, which will reduce the reliance on a single hospital building. The proposed Jersey Care Record would also allow patients to link digital devices and promote self-care, as part of one of the most digitally advanced healthcare systems in the world.

Home-building must be aligned to these digital initiatives, for smoother integration and faster implementation. There is an opportunity to be an early adopter of technologies and implement them in innovative models of housing for older people in Jersey, building on existing full fibre connectivity.

Successful implementation would require 'upskilling' of older residents and continued investment in digital infrastructure and the digital health programme.

## Housing Development Board, Singapore



- **Public Housing Authority** - HDB flats house 80% of population; 90% of whom own their home.
- **Innovative** models of co-living and flexible, adaptable internal layouts.
- Strong **financial incentives** for 'right-sizing' and strengthening place-based support networks.
- Promotion of **inter-generational** mixing.

The Housing Development Board (HDB) offers apartment types that help an older adult age in place.

The two-room flexi-flat – designed for many different household types – has a short-lease option. The short-lease option provides for leases of a 15 to 45-year duration, instead of the standard 99-year lease. Nine out of ten senior renters have chosen the short-lease option.

The 3Gen apartment is designed for intergenerational living with four bedrooms and three bathrooms.

HDB also has many programs to help seniors age in place. The EASE (Enhancement for Active Seniors) program covers between up to 95% of the cost of installing accessibility improvements.

The Proximity Housing Grant gives households a lump sum for purchasing a home within 4 km of their family; approximately 25% of all home resales in the 2014 to 2015 year participated in the programme.

The Silver Housing Bonus gives seniors up to a \$20,000 cash bonus for rightsizing from a larger apartment to a smaller one.

Kampung Admiralty is the embodiment of HDB's approach; featuring 100 apartments across two buildings. The third houses a medical centre, Active Ageing Hub, childcare centre, a shop, and a bank. Open air spaces link the buildings, creating space for social interaction. Events take place to encourage inter-generational mixing, for example with younger residents buying and delivering shopping to older, less mobile residents.

## The opportunity for Jersey

Andium Homes, as a wholly States-owned housing company and the largest provider of affordable homes, represents an opportunity to implement innovative solutions to housing older people.

Jersey has an identified need for 'right-sizing'. At present, people over 65 make up approximately 17% of Jersey's population but account for about a third of all homeowners and live in a quarter of the homes in the island.

These innovative housing forms provide attractive, flexible, and high-quality living environments at medium-high densities and encourage 'right-sizing'. Similar density of development in Jersey could reduce the pressure on greenfield land.

Financial incentives provide further encouragement. Similar models to release equity and enable purchase below market value could be enacted by Government of Jersey.

The opportunities provided for co-living and intergenerational mixing help to build stronger communities and result in improved health and well-being outcomes, subsequently reducing the need for additional state support for elderly residents.





## CREATING BETTER HOMES – ACTION PLAN

The actions set out in this plan address five priority areas, as set out in the diagram below.

To make sustained changes in the Jersey housing market, progress is required across each of the five areas, in both the coming year and in years to come.



Figure 7: Five priorities for taking action to create better homes

## PRIORITY 1 – STRONGER SYSTEM LEADERSHIP



Figure 8: Taking action to create better homes - priority 1

### ACTION 1A – A new strategic housing partnership

**The Minister for Housing and Communities will establish and Chair a new Strategic Housing Partnership, bringing the full range of housing sector actors together with representatives from key government departments.**

**A first meeting will be held in July 2021 and a Partnership-wide strategic housing conference will be held before the end of the year.**

There is currently no systematic opportunity for all interested parties in the housing sector to come together to discuss shared challenges and opportunities, and to hear about and contribute to the development of government policy.

The Minister for Housing and Communities will establish and Chair a new Strategic Housing Partnership to convene this dialogue and provide a forum to track progress on agreed joint actions.

The first meeting of the Partnership will be held in July 2021 with agreed Terms of Reference established, and a one-day conference bringing together keynote speakers, new research and insights into the Jersey Housing Market, and workshops on key issues will be held in late 2021.



## ACTION 1B – Stronger political oversight and leadership

**The Minister for Housing and Communities will work to ensure full priority is given by the Council of Ministers to the wide range of housing issues addressed in this plan, and will chair a new Creating Better Homes Political Oversight Group that draws together the political leadership of:**

- The Minister for the Environment
- The Minister for Social Security
- The Assistant Chief Minister (Connétable of St Ouen)
- The Assistant Treasury Minister (Deputy Ash)

**The Political Oversight Group will support the development of further policy and assure the timely delivery of the actions set out in this plan.**

Housing policy is led by the Minister for Housing and Communities but touches on and is informed by a range of ministerial portfolios. It is important that the housing sector benefits from the chance to inform, and to respond to, stronger political leadership.

The Creating Better Homes Political Oversight Group will provide a cross-ministerial forum to lead on policy development and to assure the timely delivery of the actions set out in this plan. Wider political involvement will also be sought in key areas, to inform the work of the Group.

## ACTION 1C – A new Strategic Housing and Regeneration team

**A new Strategic Housing and Regeneration team will be created in June 2021, at the centre of government, to provide the capacity and expertise to coordinate housing issues and delivery and to provide additional support to the Minister for Housing and Communities.**

The Government Plan 2021-24 provides funding to “take forward work on the development and implementation of (housing) policy options, and...coordinate this work with delivery agencies”.

Drawing on this funding a new Strategic Housing and Regeneration Team will be established within the Department for Strategic Policy, Planning and Performance. The new Team will work to support the Housing and Communities Minister, and the Creating Better Homes Political Oversight Group, to develop housing policy and implement this action plan, by:

- Coordinating the development of housing policy across government departments;
- Strengthening joint working across the housing sector, including providing secretariat and policy support for the new Strategic Housing Partnership;
- Increasing support for the coordination and forward planning of housing delivery, including focusing on developing solutions to key sector-wide challenges and sharing good practice; and
- Tracking and reporting on the delivery of this action plan.

A summary of the role of the Strategic Housing and Regeneration Team within the wider operating environment is set out in the diagram below.

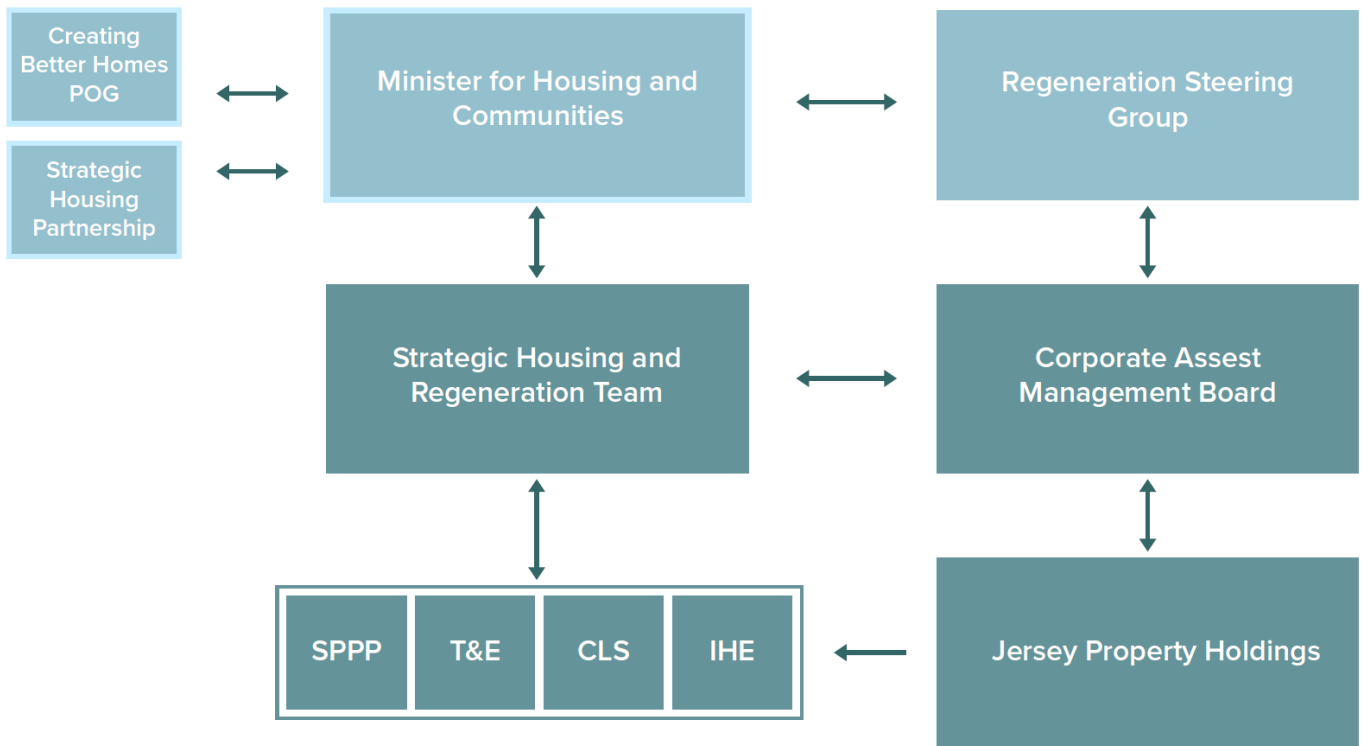


Figure 9: Strategic Housing policy landscape



## PRIORITY 2 – INCREASE SUPPLY, MANAGE DEMAND

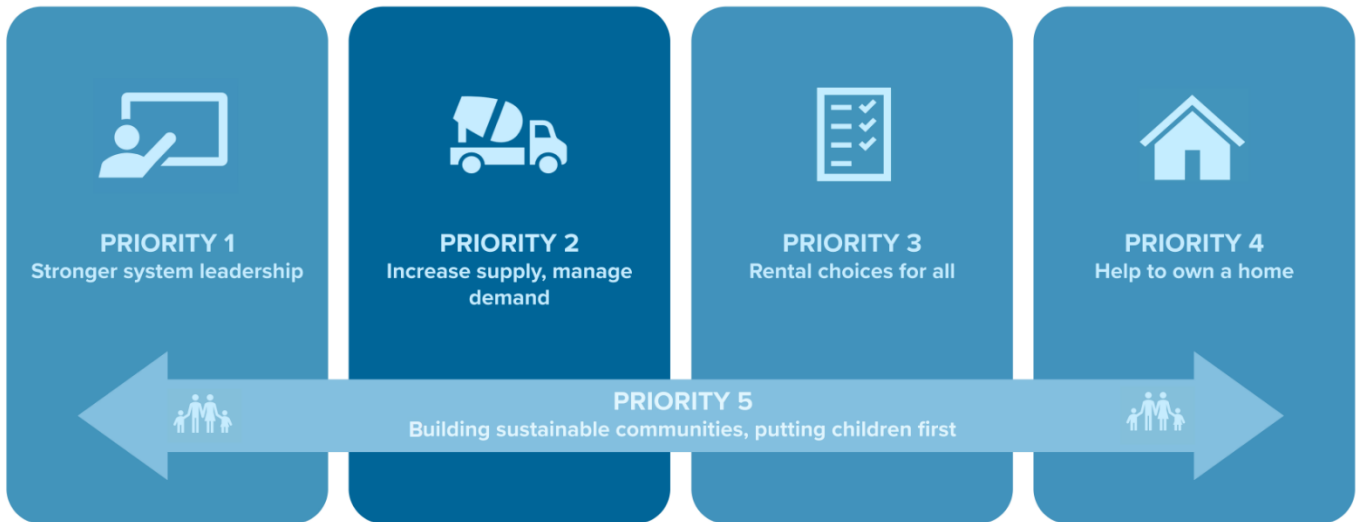


Figure 10: Taking action to create better homes - priority 2

### ACTION 2A – An 80% increase in housing starts by 2025

**The Minister for Housing and Communities, in delivering this action plan, will put in place a range of new policies and systems to support the housing delivery targets established in the draft bridging Island Plan.**

**In total, progress in this area will see an 80% increase in housing starts by 2025, relative to the current annual average of 400 house completions.**

The current increase in house prices is indicative of the need for a greater supply of homes in Jersey. The need arises from changes in ageing and dwelling patterns and increases in population, both from natural growth and from migration. The net shortfall of housing in the last decade, relative to the greater than anticipated level of migration into the island, is also contributing to the housing pressures experienced in Jersey and creating additional demand.

This challenge is identified by the report of the Housing Policy Development Board which recommends a number of government interventions and planning policies to increase supply, which are reflected in the policies of the draft bridging Island Plan and in the actions set out in this plan.

In giving effect to these policies, the Minister for Housing and Communities will put in place a range of new policies and systems – many of which are outlined in this action plan – to support the housing delivery targets established in the draft bridging Island Plan. In total, progress in this area will see an

80% increase in housing starts by 2025, relative to the previous annual average of 400 house completions (see diagram below).

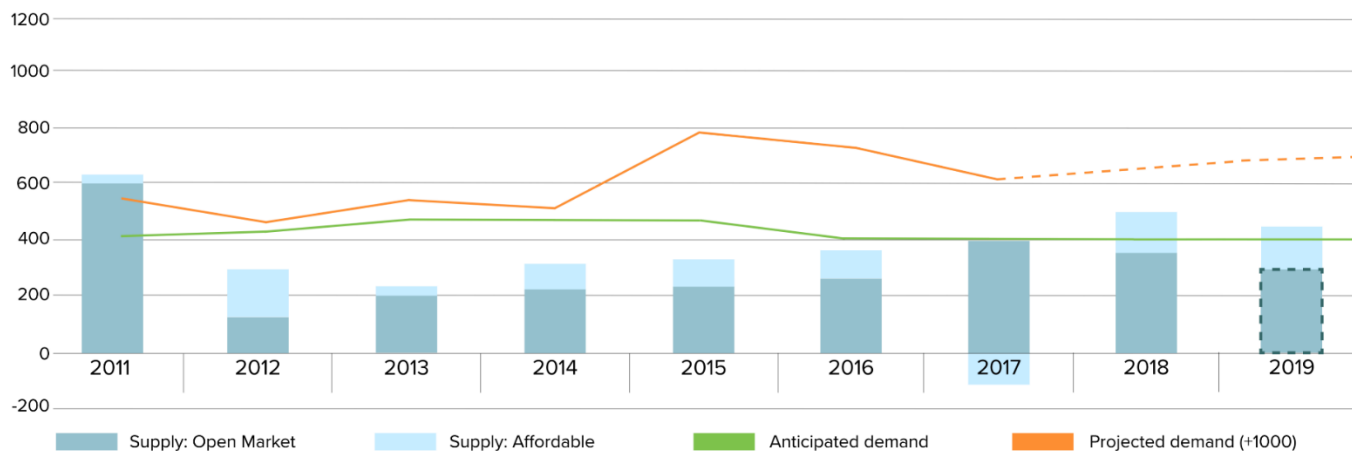


Figure 11: Housing demand and supply

## ACTION 2B – 1,000 new affordable homes by 2025

**The Minister for Housing and Communities, in delivering this action plan, will set out new policy, including an updated definition of Affordable Homes, that will support the target for delivery of Affordable Homes established in the draft bridging Island Plan; and will support the Minister for the Environment to prepare Supplementary Planning Guidance to establish the required mix, type and tenure of homes to be delivered on affordable housing sites.**

The OAHN identifies the need for a minimum of 920 social rented and 1,100 affordable ownership homes over the period 2021 to 2030. In response, the bridging Island Plan makes policy provision for approximately 1,000 new affordable homes for a five-year period, including around 450 affordable homes to be established on rezoned greenfield sites.

Based on the current evidence from the Housing Gateway there is a current distribution of around 55% of demand being for affordable purchase and 45% for affordable rental housing. The evidence also demonstrates a continuing need for one and two-bedroom units, where elderly and smaller younger families are struggling to source suitable, affordable accommodation. Demand for smaller homes is also driven by the number of families who need to downsize as their circumstances change.

The Minister for Housing and Communities will support the Minister for the Environment to prepare Supplementary Planning Guidance to establish the required mix, type, and tenure of homes to be delivered on affordable housing sites.

There are already several schemes for affordable homes in the pipeline, with Andium Homes the largest single delivery agent. Over 400 affordable homes have been completed in recent years and a further 625 homes are under construction or benefit from planning permission. The Minister will

continue to work closely with Andium Homes, and other Housing Trusts, to support and inform the design and delivery of affordable homes in the island.

The Minister will work with his ministerial colleagues to prepare guidance for the States of Jersey Development Company in respect of the development of the Waterfront to establish the required mix, type and tenure of homes to be delivered on this site.

## **ACTION 2C – A long-term pipeline of land release in place by the end of 2021**

**The Minister for Housing and Communities will work with the Minister for Infrastructure and Minister for the Environment to develop a long-term pipeline of land release by the end of 2021. This will include decisions on key public sites and a review of methods and opportunities to ensure the strategic use of private sites.**

Access to land, particularly with certainty over the medium- to long-term, was identified by the Housing Policy Development Board as a key barrier to development.

The use of government-owned land to help meet the need for affordable homes is identified as a clear policy objective of the Island Public Estates Strategy. A number of government-owned sites, within the built-up area, have the potential to contribute to delivering affordable homes and are being reviewed currently alongside other known public policy objectives, these include:

- Ambulance Station
- The Limes
- Le Bas
- St. Saviour's Hospital (part)
- Westaway Court
- La Motte Street offices

In developing a long-term pipeline of land release by the end of 2021, ministers will also review the methods and opportunities available to them to ensure the strategic use of private sites. This will include exploring legal, financial, and planning tools and the current and potential future strategic market context in Jersey.

## **ACTION 2D - The tools to manage migration demand**

**The Minister for Housing and Communities will with work other ministers to ensure housing availability and housing policy considerations are fully considered in the development of new migration controls and the future population policy.**

For many decades continued economic growth in Jersey has driven a demand for migrant workers in order to source skills and labour that have not been available on the island. At the end of 2019 figures

for 'total job count' and the 'overall population' were at their highest recorded level, with net inward migration accounting for 80% of the increase in population over the last 10 years.

The new Migration Control Policy (P.137/2020, as amended), amongst other things, endorses the introduction of a more responsive set of controls on the number of migrants who acquire the right to settle permanently in Jersey and removes the automatic 'graduation' from one Control of Housing and Work Law permission to another. The Migration Control Policy also requires the development of a further population policy, which should consider a range of issues and be updated annually.

The Minister will work with his ministerial colleagues to prepare guidance for the States of Jersey Development Company in respect of the development of the Waterfront to establish the required mix, type, and tenure of homes to be delivered on this site.





## PRIORITY 3 – RENTAL CHOICES FOR ALL

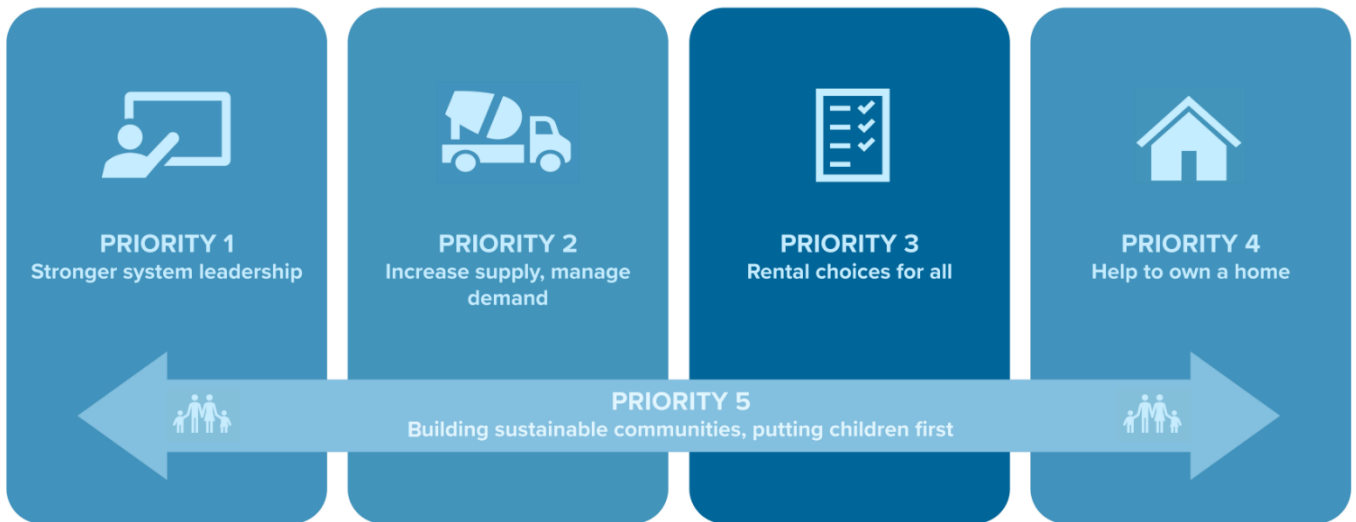


Figure 12: Priority 3 - taking action to create better homes

### ACTION – A FAIR RENTS PLAN

The Minister for Housing and Communities will publish a Fair Rents Plan before the end of 2021 that:

- responds to the recommendations of the current review of Social Rent policy
- extends eligibility to social housing through the affordable housing gateway
- identifies actions to:
  - expand protections provided by the Residential Tenancy Law to private sector tenants
  - respond to the need to protect private sector tenants from excessive rent rises
- Sets out a high-level framework for a future social housing regulator

An effective, comprehensive, and high-quality rental sector is vital to the good functioning of the island's housing market and to the strategic objective to create better homes for people in Jersey.

A wide range of work is underway to improve the rental choices available to all islanders, addressing interdependent issues that need to be considered together. The Minister for Housing and Communities will publish a thorough and ambitious Fair Rents Plan, before the end of 2021, that will address the following areas and set the agenda for improvements to the rental market over the coming years.

### 3A - Social Rent Policy

The current States Assembly approved policy, established in 2014 as part of the Housing Transformation Programme, sets social rents at 'up to a maximum of 90% market value'. The policy ensures that Andium Homes has a sufficient rental income to finance the much-needed refurbishment and delivery programme that is still ongoing.

The 2021 Government Plan includes a commitment that "Further proposals will be brought forward in 2021 to review the social housing rents policy, which will be accounted for in the next Government Plan". This review will be completed and acted upon during 2021 and the agreed actions will be set out in the Fair Rents Plan.

### 3B - Eligibility through the housing gateway

In April 2019, the Government published an independent review of access to social housing. The response from the then Minister for Children and Housing later that year accepted many of the recommendations and set out an action plan.

In line with that action plan, the current Minister for Housing and Communities is drawing up a set of clear policy guidelines establishing the current eligibility rules for social rental properties and affordable purchase properties. These eligibility rules are maintained through the Affordable Housing Gateway.

The independent review identified a need to review the strict eligibility criteria for social rented housing and the Minister has commissioned further work, which is underway, to consider the possible expansion of these criteria to allow wider access to social housing. This review will be completed during 2021 and the agreed actions will be set out in the Fair Rents Plan.

### 3C - Expand protections provided by the Residential Tenancy Law

The Residential Tenancies Law was introduced in 2011 to provide a set of legal rights to tenants occupying self-contained accommodation. While the law has created useful protections in some areas, many categories of tenant are excluded from the law's provisions.

The Minister for Housing and Communities has instructed officers to review the Residential Tenancy (2011) Law to identify areas most in need of enhancement. Actions based on this initial review will be set out in the Fair Rents Plan with deadlines for completion.

### 3D - Protection from excessive rent rises

Jersey does have existing legislation in respect of rent increases in the private sector. The Rent Control Law provides for a Rent Control Tribunal. However, the Tribunal is not currently constituted, and this law is not in active use.

An initial review will identify measures that could be used to provide tenants with appropriate protection from excessive rent rises. Actions based on this initial review will be set out in the Fair Rents Plan with deadlines for completion.

### **3E - Framework for a future social housing regulator**

The need to establish a social housing regulator was identified as part of the 2013 Housing Transformation Programme but it was agreed not to proceed with a statutory regulator at the time.

More recently, the 2019 independent review of access to social housing recommended the introduction of a statutory framework for social housing; and the Ministerial response to the Review agreed to consider this.

The Minister considers this to be a medium-term goal, and the Fair Rents Plan will include a timetable and high-level framework for future actions.



## PRIORITY 4 – HELP TO OWN A HOME



Figure 13: Taking action to create better homes - priority 4

### ACTION 4A – Support for affordable purchase

**The Minister for Housing and Communities will commission and publish work to understand the scope and effectiveness of current and historic affordable purchase and intermediate housing products; and to recommend options to strengthen and expand the support available for affordable purchase.**

**In a second phase of this work, the Minister will invest up to £10 million to support delivery of affordable purchase support in Jersey.**

Over half of Jersey residents own their own property, and the chance to purchase a property remains a widespread aspiration. Alongside work to ensure the Jersey housing market provides good rental choices for all, the Minister intends to provide more support to those that wish to own a home.

Previously, a number of products have been developed in the Jersey housing market that have provided financial subsidy to support home ownership, including products specific to individual housing developments. More recently, Andium has introduced its Homebuy scheme which provides those registered in Band 5 of the Affordable Housing Gateway the opportunity to purchase an affordable home, while paying less than 100% of the market value.

The design and implementation of further support for affordable purchase products must be carefully handled to help to stabilise overall property prices, to target the support at those who genuinely

require it, to take account of Jersey conveyancing laws (which limit the choices available for some forms of shared ownership schemes used in other jurisdictions) and to maintain affordable homes in perpetuity.

The Minister acknowledges the importance of home ownership and a review of existing products and alternative approaches will be undertaken during 2021.

The Minister for Housing and Communities will therefore bring forward work in two phases:

- PHASE 1 – completed by end 2021 – will review the functioning of the affordable products available, and set out prioritised actions to create a range of consistent and fully sustainable affordable purchase products
- PHASE 2 – completed by mid-2022 – will put in place £10m to deliver on the identified priorities, and set out future plans to help more families

## **ACTION 4B – Ensure access to mortgage products and advice**

**The Minister for Housing and Communities will commission a review of homebuyer access to mortgage advice and credit, locally and globally, to identify any improvements that might be made in Jersey**

Aligned to the PHASE 1 review above, the Minister will explore the related issue of homebuyer access to mortgage advice and credit, locally and globally, to see where Jersey can make improvements.

This review is likely to be undertaken on behalf of the Minister by an independent organisation, and to include:

- Market review of commercial mortgage products to ensure local purchasers have access to a range of suitable products
- Interaction between commercial providers and affordable purchase products
- Consideration of need for independent mortgage advice service to support potential homeowners

## **ACTION 4C - Increase access to family homes with support for right-sizing**

**The Minister for Housing and Communities will work with the Minister for the Environment, Parishes, Andium Homes and others to develop a policy framework to support right-sizing, in order to increase access to family homes.**

The Draft Bridging Island Plan proposes allocating a proportion of 'right-sizing' homes (principally 2-bedroom apartments) on sites zoned for affordable housing.

Work is already underway with arms-length affordable housing providers to develop incentive and support packages to encourage under-occupiers of larger family homes to right-size to smaller homes;

whilst developing appropriate mechanisms to ensure that the existing family-sized homes that are released are appropriate for, and remain available as, affordable homes for purchase in perpetuity. The Minister for Housing and Communities will work with Andium Homes and other partners to develop new policy to accommodate right-sizing within the Housing Gateway, including setting out clear eligibility criteria and application processes.

## **ACTION 4D – End the creation of new share transfer units**

**The Government will remove the ability for developers to create new share transfer dwelling units.**

The historic restrictions of Jersey conveyancing laws lead to the development of share transfer companies to support the purchase of flats within a residential building. Now that conveyancing laws allow flying freehold purchase, The Minister for Housing and Communities will work with the Chief Minister to end the creation of new share transfer units.





## PRIORITY 5 – BUILDING STRONGER COMMUNITIES, PUTTING CHILDREN FIRST



Figure 14: Taking action to create better homes - priority 5

### ACTION 5A – A strategic focus on putting children first

**The Minister for Housing and Communities will work closely with the Minister for Children and Education, the Children’s Commissioner, the Youth Parliament and others to retain and enhance the strategic focus, throughout delivery of this action plan, on putting children first.**

The homes in which our children grow up can have a profound effect on their physical and emotional wellbeing, often to the same extent as the social and economic factors that are traditionally understood to influence children’s life outcomes.

Accordingly, the Children and Young Peoples’ Plan 2019-23 places a renewed focus on housing and outdoor spaces as a key priority. The Minister for Housing and Communities will work closely with the Minister for Children and Education, the Children’s Commissioner, the Youth Parliament and others to retain and enhance the strategic focus, throughout delivery of this action plan, on putting children first.

## ACTION 5B – Improve support for individuals with housing needs

**The Minister for Housing and Communities will oversee the implementation of services to provide additional support to individuals through a Housing Advice Service and specialist support for those at risk of homelessness.**

Work on a new Housing Advice Service, consistent with recommendations of the review of access to social housing has already started. The service consolidates online housing information and advice in one place. A Housing Advice Support Officer will work directly with vulnerable clients and help them navigate government services and housing options. An email and telephone service will follow as the service matures.

Over the next few months, a specialist homelessness consultancy will help CLS officers develop an expanded housing team that is informed by best practice and suited to Jersey's circumstances. This will give the Team the capability to work on a one to one basis to help to resolve housing issues for the most vulnerable islanders, including the homeless or those at risk of becoming homeless. This will include Islanders in significant housing need who will be offered pathways to help them live independently.

## ACTION 5C – Increase supply of new key worker accommodation to support essential public services

**The Minister for Housing and Communities, working with other ministers, will develop a clear definition of key workers, for the purpose of accessing accommodation, and support the delivery of 25 key worker homes each year through to 2025.**

Recruitment and retention of key workers is crucial to supporting key public services, particularly in the fields of health, education, and children's services. A health key worker project is underway as part of the Public Estate Strategy and will improve standards and increase supply of health key worker housing.

New policy work is planned to develop a clear definition of key workers, for the purpose of accessing accommodation, as well as eligibility criteria for a key worker category in an expanded Affordable Housing Gateway.

The supply of key worker accommodation is addressed in the Bridging Island Plan, which proposes a minimum target of 25 of extra key worker homes annually over the Plan period.

## ACTION 5D – Better homes at the heart of the Jersey Care Model

**The Minister for Housing and Communities will work with Minister for Health and Social Services, and with clinicians and health service officials, to ensure the contribution of better homes to the health and wellbeing of Jersey residents is fully considered as part of the development of the Jersey Care Model, and will implement actions drawn from this work.**

The principles of the Jersey Care Model are clear that housing is one the fundamental determinants of health, along with other factors such as community services, education, and employment. Good housing is specifically referenced as a strategic issue in plans to improve mental health, children's health and adult social care.

Recognising this significant interdependency, the Minister for Housing and Communities will work with Minister for Health and Social Services, and with clinicians and government officers, to ensure the contribution of better homes to the health and wellbeing of Jersey residents is fully considered as part of the development of the Jersey Care Model, and will implement actions drawn from this work.

## ACTION 5E – Integrated and sustainable planning and housing policies

**The Minister for Housing and Communities will work with Minister for the Environment to ensure the integrated development of planning and housing policy.**

The development the new Strategic Housing and Regeneration team, within the Department for Strategic Policy, Planning and Performance, provides a major opportunity to ensure the integrated development of planning and housing policy, bringing together colleagues from across government and wider housing sector partners.

In particular, the Minister will instruct officers to support the development of key policies and proposals set out in the draft Island Plan that seek to improve place-making; provide additional investment in and resources for community facilities and infrastructure; and seek to reduce the carbon emissions from new and existing homes, including:

- A new Sustainable Communities Fund to invest in community infrastructure and public realm
- Increased minimum space standards in new developments and improved design standards
- Tackling fuel poverty, with support for home energy improvements and uprated energy standards in new public housing





# APPENDIX

## Response to the Final Recommendations of the Housing Policy Development Board



The Chief Minister’s Introduction to the Final Report of the Housing Policy Development Board has been published on gov.je. The table below identifies where the *Creating Better Homes (CBH)* action plan, and other strategic documents, respond to the final recommendations of the Housing Policy Development Board.

HPDB RECOMMENDATION	MINISTERIAL LEAD	CBH Action or other response
<b>SUPPLY</b>		
S1. Strategic alignment of GoJ delivery bodies	Minister for Housing & Communities  Minister for Infrastructure	The actions set out in Priority 1 respond to this recommendation
S2. Government borrowing and cross-subsidy to fund additional new housing supply	Minister for Housing & Communities  Minister for Treasury & Resources	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.
S3. The use of Compulsory Purchase powers for both site-assembly and to discourage ‘land banking’	Minister for Housing & Communities  Minister for the Environment	Action 2C responds to this recommendation.
S4. Delivery of new homes across a range of tenures and need groups	Minister for Housing & Communities	The actions set out in Priority 2 respond to this recommendation.

HPDB RECOMMENDATION	MINISTERIAL LEAD	CBH Action or other response
S4a. The GoJ should conduct a feasibility study and modelling on the required levels of additional housing delivered by GoJ.	Minister for Housing & Communities	The same or a similar study will form part of the foundation for the new strategic housing and regeneration team set out in action 1C. The actions set out in Priority 2 also respond to this recommendation
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.	Minister for Housing & Communities  Minister for Infrastructure	The actions set out in Priority 2 respond to this recommendation.
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.	Minister for Housing & Communities	Action 4A responds to this recommendation.
<b>PLANNING</b>		
P1. Rezoning of land for specific residential classes:  Planning policy, including the 2021 Island Plan, should use expanded rezoning as a tool to help enable the delivery of priority housing tenures.	Minister for the Environment  Minister for Housing & Communities	The draft Bridging Island Plan (2022-25), and Action 2B, respond to this recommendation.
P2. Encouraging conversion of large residential dwellings into multiple homes:  Planning policy, including the 2021 Island Plan, should encourage the conversion of large residential homes into multiple homes.	Minister for the Environment	The draft Bridging Island Plan (2022-25) seeks to ensure the efficient and sustainable use of land. In many contexts the conversion of large residential dwellings would be supported, but this will remain subject to other planning considerations.

HPDB RECOMMENDATION	MINISTERIAL LEAD	CBH Action or other response
<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>The draft bridging Island Plan proposes that 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>
<b>RENTAL</b>		
<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>Action 3C responds to this recommendation.</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>Action 3D responds to this recommendation.</p>
<p>R3. Reform social housing allocations policy (expanding the current Gateway)</p>	<p>Minister for Housing &amp; Communities</p>	<p>Action 3B responds to this recommendation.</p>
<p>R4. Strong support for reform of social rent setting</p>	<p>Minister for Housing &amp; Communities</p> <p>Minister for Treasury &amp; Resources</p>	<p>Action 3A responds to this recommendation.</p>





