

# STATES OF JERSEY



## ISLAND PLAN 2011: APPROVAL (P.48/2011): FORTY-THIRD AMENDMENT

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Lodged au Greffe on 17th June 2011  
by the Minister for Planning and Environment

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STATES GREFFE

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After the words “the revised draft Island Plan 2011” insert the words –

“except that –

- (a) in paragraph 6.11 (page 226) for the words ‘Jersey Homebuy’ substitute the words ‘a form of intermediate housing, be that “Jersey Homebuy” or another/alternative form of shared equity housing<sup>(1)</sup>’ and for the associated footnote, substitute the following words –

‘<sup>(1)</sup> The Jersey Homebuy scheme is the subject of review. Whatever the form of intermediate housing ultimately adopted following that review it must be soundly based, robust and have clear operating guidelines, which will be approved by the States.’;

- (b) the revised draft Island Plan 2011 be further amended in such respects as may be necessary to amend all references to ‘Jersey Homebuy’ consequent upon the adoption of (a), in particular, in Policy H2 – Other Category housing sites and Policy 3 – Affordable housing;”.

**MINISTER FOR PLANNING AND ENVIRONMENT**

**NOTE:**

This amendment has been lodged by the Minister for Planning and Environment for less than 8 weeks before the start of the debate in accordance with the provisions of Article 4A of the Planning and Building (Jersey) Law 2002. Paragraphs 4A(2), (3) and (4) are in the following terms –

**4A Procedure for and following lodging of draft Island Plan**

- “(2) An amendment to a draft Island Plan cannot be debated by the States unless it has been lodged for a minimum period of 8 weeks.
- (3) An amendment to an amendment to a draft Island Plan cannot be debated by the States unless it has been lodged for a minimum period of 6 weeks.
- (4) Paragraph (2) or (3) does not apply to an amendment lodged by the Minister if the States agree that the amendment may be debated forthwith or on a day or at a time approved by the States.”

In accordance with the provisions of paragraph (4) the Minister for Planning and Environment will seek the agreement of the States to debate this amendment during the debate on the ‘Island Plan 2011: approval’ (P.48/2011).

## **REPORT**

The Jersey Homebuy scheme was introduced into the Island with good intent and was targeted at those people who were most in need of discounted house prices who would otherwise be unable to afford to buy a first-time buyer home on the open market.

The scheme has been the subject of review, involving the Comptroller and Auditor General together with the Departments of Housing and Environment.

The outcome of the review is pending and the Minister will continue to work with others to ensure that a scheme, which delivers the objectives of promoting access to home ownership to those in most need of it, is developed.

The form and mechanisms behind any emergent scheme are not material to the Island Plan. The Island Plan is simply the tool that seeks to deliver homes relative to need. This view is acknowledged and endorsed by the independent planning inspectors.

It is important, however, that the Plan makes accurate reference to the different forms of housing that might be provided within the various categories of housing referred to in the Plan and the Minister is, therefore, minded to accept Senator A. Breckon's amendment on this basis, subject to further amendment as proposed, in order that the terminology used is suitably flexible to accommodate the outcome of the review.

This form of wording has been developed and agreed by the Departments of Housing and the Environment, and is endorsed by the independent planning inspectors.

### **Financial and manpower implications**

There are no additional financial or manpower implications arising from this further amendment.