

MHC Ministerial Priorities 2023

ID	MINISTERIAL ACTION	WHAT WILL WE DO IN 2023?	CSP 2023	LEAD DEPARTMENT	LEAD SERVICE	TYPE	REF #	BY WHEN	End of June 23 Status (complete; on track; delayed or otherwise)	End of June 23 Short commentary update	Revised Timescale (if applicable)
MHC P1	Continuing to model open and accessible political leadership with respect to the housing crisis, listening to learn from Islanders about the challenges they face and their hopes for the future.										
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MHC P2	Working collaboratively with the Strategic Housing Partnership and States Members to find solutions and new opportunities, together.										
MHC P2	Working collaboratively with the Strategic Housing Partnership and States Members to find solutions and new opportunities, together.	We will coordinate and support the delivery of Strategic Housing Partnership meetings in 2023. We will be proactive in engaging Scrutiny and States Members in the policy development process, wherever possible.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Business as usual			On track	Actively engaged with States Members by holding an In-Committee debate on proposals for the Residential Tenancy Law, as well as proactively engaging with interested States Members (such as parishes with housing schemes). Plans to refine the focus of the Strategic Housing Partnership, whilst ensuring invaluable industry expertise is adequately harnessed.	
MHC P3	Improving the housing situation for Islanders by:										
MHC P3.1	•Increasing the rate of home ownership, introducing a new scheme backed by an initial £10m investment in 2023.	An appropriate scheme to support home ownership will be developed in 2023. Preferred options will be progressed in light of economic advice.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Project	Pipeline project to be established	Q4 2023	On track	Income thresholds updated for Assisted Purchase Home Ownership Scheme have been published (July 2023), allowing more Islanders to access help to buy a home. A Ministerial Steering Group has been established to support the development of proposals for a scheme using the £10m set-aside to assist Islanders with home ownership. Preferred options to be announced in 2023.	
MHC P3.2	•Working with the Minister for the Environment in delivering appropriate mechanisms to protect and support private rental tenants, and developing proposals to protect tenants from excessive rent increases, as soon as possible.	Develop and present law drafting instructions that will improve rental accommodation standards and provide enhanced protections for both tenants and landlords. Law drafting instructions will be submitted in Q1 2023 for draft legislation by Q4 2023.	Housing and Cost of Living	Infrastructure, Housing and Environment	Housing and Nuisance	Project	Pipeline project to be established	Q4 2023	On track	The public consultation on proposals to update the Residential Tenancy Law ran from 14 April to 23 June. Law drafting resource will be made available to progress the law drafting instructions in July.	
		In Q1 2023, we will progress work to update the Dwelling-houses (Rent Control) Law 1946, improving tenant rights and protection from excessive rent increases, with a view to bringing forward law drafting instructions as soon as possible.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Project	Pipeline project to be established	2024	On track	As above.	
MHC P3.3	•Fully implementing commitments made in response to the Homelessness Strategy in 2023, including formalising the definition of homelessness and working with shelter providers to ensure our most vulnerable Islanders are able to access the right help at the right time, as part of a whole-system response, and improving the visibility of homelessness in Jersey using improved data.	Customer and Local Services will continue to provide advice and support to Islanders through the housing advice service, working with shelter providers to ensure that those requiring support are able to access it. The definition was published Oct 22, new homelessness data will be published Q1 2023. Emergent data on the extent of homelessness in Jersey will be used to inform future policy development. As part of the Council of Ministers, the Minister for Housing and Communities will continue to act as a ministerial advocate to address the causes of homelessness, across all public service areas.	Housing and Cost of Living	Customer and Local Services	Housing Advice Service	Business as usual		2024	On track	The proposed residential tenancy reforms include provision for secondary legislation-making powers to establish a statutory definition of homelessness and arrangements for homelessness services. The Housing Advice Service is continuing to expand with a particular focus on increasing resources and capacity to support individuals with complex needs, and to strengthen multi-agency working. New forms of housing-led support are being piloted by the HAS in collaboration with a number of housing providers to ensure that the right accommodation and support arrangements are in place to meet the needs of individuals with complex and multiple needs who are vulnerable to insecure housing situations. Continuing commitment to delivering fair and sustainable changes to the Gateway eligibility criteria so that even more Islanders in housing need can access social housing.	
MHC P3.4	•Delivering more homes for Islanders, whilst making better use of the homes we already have, including policies to support right sizing that will be delivered in 2023.	Provide ongoing support to the Future Places Ministerial Group, shaping good governance and decision making on public land development proposals. Policy advice and guidance will be provided to States'-owned entities to help them achieve housing objectives wherever required.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Business as usual		2026	On track	Housing Delivery Ministerial Partnership formed to improve inter-ministerial co-ordination and partnership on matters relating to housing delivery.	
		Policy proposals that will encourage Islanders to right size will be published by Q2 2023.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Business as usual		Q2 2023	Delayed	The housing team has been under-resourced for the last decade. Now with more stability in the team, this work will be able to progress later in the year.	
		The Minister for Housing and Communities will work pro-actively with the Minister for the Environment to address compliance matters in relation to short-term holiday lets and empty homes in a poor land condition.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Business as usual		2026	On track	Around 150 compliance short-term holiday-let cases were referred to the Infrastructure and Environment Regulation Directorate for investigation and action. A focus has been placed on entire homes which represent a loss of housing stock.	
MHC P3.5	•Taking action to bring vacant homes back to the market, including working with Andium Homes to seek the purchase of sites and turn them into quality, affordable homes for	The commitments made by the Action on Vacant Properties plan will be implemented, involving:	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Project	Pipeline project to be established	2024	On track	The Empty Homes Service was launched in January 2023, leading to circa 250 empty homes being reported to the service using the online webform.	
		Establishing the empty homes advice service and associated community-led reporting mechanisms						Q1 2023	Completed	The Empty Homes Service was launched in January 2023, leading to circa 250 empty homes being reported to the service using the online webform and a number of Islanders contacting the service for advice and support to bring their empty home back into use.	
		Collecting anonymised data from parish rates declarations in 2023						Q1 2023	Completed	Inserts were issued with Rates declarations by all Parishes. A total of 370 forms were returned.	

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	Islanders.	Work with the Comite des Connetables to develop law drafting instructions that will formalise a requirement to declare homes that are vacant in the future						Q4 2023	On track	Work is continuing to undertake the potential role of the Rates system in identifying and reporting empty homes in Jersey. Liason will continue with the Comite des Connetables.	
		Publish a vacant homes progress update within 6 months of the empty homes service being established, which will report on the status of additional policy options that were under consideration in the Action on Empty Properties Plan.						Q2 2023	Delayed	The housing team has been under resourced for the last decade. Now with more stability in the team, this work will be able to progress later in the year.	
MHC P3.6	•Delivering fair and sustainable changes to the affordable housing gateway eligibility criteria, further reducing the age requirement to 25 as soon as possible and reviewing the level of savings that are allowed	Changes to the income criteria of the Affordable Housing Gateway will be implemented in Q1 2023. Further changes to reduce the standardised age of eligibility will be considered with other changes to ensure the impact of any change can be appropriately managed. The impact of changes to the gateway eligibility will be closely monitored throughout 2023.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Business as usual		2024	On track	Income criteria update was implemented at the beginning of the year. Further details on plans to reduce the age of eligibility will be brought to the Council of Minister in July.	
MHC P4	Addressing both the causes and effects of our housing crisis, including:										
MHC P4.1	•Developing new schemes that will help tenants buy their homes, working with social housing providers and, in particular, Andium Homes.	Work will be undertaken to consider suitable policy options that will help tenants buy their homes. The most appropriate options will be progressed for implementation.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Business as usual		2024	On track	Working in partnership with Andium Homes.	
MHC P4.2	•Implementing a housing data intelligence project to improve visibility and understanding of housing trends, and work collaboratively with others to unblock challenges with administrative data sharing in order to better understand the Island's housing market and make better decisions.	A housing data intelligence working group will be established in 2023. The working group will identify key opportunities to improve housing data availability, working to establish appropriate means to collect and analyse more information about Jersey's current and future housing market.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Project	Pipeline project to be established	2024	On track	Work is well under way to address the priority data intelligence needs (planning data) and the team is continuing liason with Statistics Jersey and the Economics unit to identify and resolve data requirements.	
MHC P4.3	•Publishing the Island's first long-term, sustainable strategy for the future of Jersey's housing market, based on a vision that extends beyond political terms and which carefully considers the role of fiscal measures towards a healthy housing market. This strategy will serve to test future housing actions proposed by the States Assembly, ensuring that actions: oBoth individually and cumulatively, will take Jersey in the right direction oWill help to alleviate the housing issues experienced by Islanders today oWill leave a legacy of housing that is affordable and fit for future generations.	Work to develop the scope of the long-term strategy will commence in Q1 2023. The defined scope of the of proposed strategy will determine the future programme for delivery.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Project	Pipeline project to be established	2024	On track	Work has begun on developing the scope of the strategy, which will look at tackling housing challenges in the longer term.	
MHC P5	Confirming ongoing funding for the Strategic Housing and Regeneration Team in the Government Plan 2024-27, including reviewing the adequacy of the funding to deliver continued action to tackle the housing crisis.										
MHC P5	Confirming ongoing funding for the Strategic Housing and Regeneration Team in the Government Plan 2024-27, including reviewing the adequacy of the funding to deliver continued action to tackle the housing crisis.	The Minister for Housing and Communities will work with the Minister for Treasury and Resources to identify the most appropriate route to secure adequate, long-term funding for the Strategic Housing and Regeneration Team in the proposed Government Plan 2024-2027. The in-year resource capacity to support emerging housing policy initiatives in 2023 will be kept under review, to include the development of business cases, where necessary.	Housing and Cost of Living	Cabinet Office	Strategic Housing and Regeneration	Business as usual		Q4 2023	On track	Funding bid submitted for Government Plan.	
100 Day Plan Action 12	Bring forward propositions to create prefabricated homes to help address the island housing crisis.	The Modern Methods of Construction: Housing Delivery Innovation report (2021) makes a series of ministerial commitments, that will be implemented in 2023. In particular, the Minister for Housing and Communities will establish a construction sector innovation hub in partnership with construction sector representatives; ongoing support will be provided to States'-owned entities and their use of new-to-Jersey methods of construction, including Ports of Jersey to increase logistics capacity.	Housing and Cost of Living	Cabinet Office	Housing and Regeneration	Business as usual		Q4 2023	On track	Construction Sector Innovation Hub is being established to ensure government is working with the industry. British Irish Council visit to The Limes was praised by national politicians for the effective use of MMC.	

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Legislative Programme

Minister	Legislation	Brief Description
Housing and Communities	Rates (Jersey) Law 2005	To introduce a statutory basis to collect information about residential property occupancy status through the rates process
Housing and Communities	Residential Tenancy (Jersey) Law 2011	Extend the scope of the existing law to create protections for a greater number of residents and clarification on a number of areas

Estimated Lodging Period	End of June 23 Status (complete; on track; delayed or otherwise)	End of June 23 Short commentary update	Revised Timescale (if applicable)
Q4 2023	On track	Work is continuing to understand the potential role of the Rates system in identifying and reporting empty homes in Jersey. Liason will continue with the Comite des Connetables.	
Q4 2023	On track	Public consultation complete. Law drafting instructions to be progressed in July.	