

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING  
BY DEPUTY G.P. SOUTHERN OF ST. HELIER  
ANSWER TO BE TABLED ON TUESDAY 14th JULY 2015**

**Question**

What impact, if any, does failing to meet the inward migration target of 325 persons have on the figures for housing supply and demand contained in the Housing Strategy Framework?

Will the Minister ensure that, following consultation, the needs will be met of the 10 stakeholder groups listed in section 1.12 of the strategy document to be brought to the States for approval before the end of 2015?

How much of the estimated supply of housing up to 2020 is to be met from the bond issue of £250 million attached to the creation of Andium Homes and the consequent need for the Strategic Housing Unit?

**Answer**

**What impact, if any, does failing to meet the inward migration target of 325 persons have on the figures for housing supply and demand contained in the Housing Strategy Framework?**

The monitoring of the resident population and inward migration levels, together with the supply of housing is a key objective identified in the recently drafted Strategic Housing Framework document and it is anticipated a housing market monitoring report will be published after the summer recess which will then inform the objectives of this strategy.

This report will be set against the assumptions made about demand set out in the 2014 Island Plan, including the interim net inward migration target of 325 persons and the latest supply data in order to identify any potential shortfalls or indeed surpluses in housing supply. The net inward migration figure is therefore only one element of the review of housing needs on the Island and given that the Island plan is just one year into a 6 year plan period, should be seen in this longer term context.

Should a long term imbalance be identified, then further actions may then be brought forward to ensure that the supply meets the anticipated demand for housing.

Finally, it is worth noting that the supply of affordable housing will not be impacted upon by higher short term net inward migration levels, as these new residents would not be eligible for this type of housing until they have been resident for 10 years.

**Will the Minister ensure that, following consultation, the needs will be met of the 10 stakeholder groups listed in section 1.12 of the strategy document to be brought to the States for approval before the end of 2015?**

The housing strategy sets out the timetable for the completion of the detailed housing plans for specific groups in the delivery plan section of the document and work is expected to be completed by the end of 2016.

**How much of the estimated supply of housing up to 2020 is to be met from the bond issue of £250 million attached to the creation of Andium Homes and the consequent need for the Strategic Housing Unit?**

The Strategic Housing Unit is working very effectively with Andium homes and Treasury to ensure that the Housing bond is delivering affordable housing. Accordingly, it is expected that from the £207m issued to Andium homes to re-develop their existing housing stock, nearly 500 units of affordable housing units will be delivered by 2020. The remaining £36 million of the bond is available to fund the rezoned housing sites, identified in the 2014 Island Plan, and should Andium be successful in acquiring some of these sites, then a further 200 units could be developed by 2020.