

**WRITTEN QUESTION TO THE CHIEF MINISTER
BY SENATOR S.Y MÉZEC
QUESTION SUBMITTED ON MONDAY 14th JUNE 2021
ANSWER TO BE TABLED ON MONDAY 21st JUNE 2021**

Question

Given that, during Questions Without Notice in the Assembly on 8th June 2021, the Chief Minister indicated that some of the recommendations made by the Housing Policy Development Board in R.63/2021 were “not accepted”, will the Chief Minister state which of the recommendations were not accepted, and what deliberations were undertaken by the Government in making such a decision?

Answer – Revised in accordance with Standing Order 12(4)

The Government’s response to the recommendations of the HPDB is contained within the [Creating Better Homes Action Plan](#), published on 4 June 2021.

Recommendations that are not accepted, as set out in pages 51 to 53 of the Plan, are:

S2. Government borrowing and cross-subsidy to fund additional new housing supply	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.
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.	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.
P3. Affordable Housing Contribution: Planning policy, including the 2021 Island Plan, should introduce an Affordable Housing Contribution to mandate a minimum proportion of new supply as affordable.	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.

Other recommendations are accepted as areas that require further consideration but it would be premature to provide an opinion as to whether or not specific options or suggestions set out in the Board’s report will be implemented. Each of these areas is being reviewed in detail as part of the work identified in the Creating Better Homes Action Plan. These include:

R1. Utilising GoJ legislation to improve security of tenure and tenant rights: Security of tenure and tenants' rights should be enhanced by reviewing, amending, or creating new legislation and enforcing changes made through a resourced programme.	Action 3C responds to this recommendation.
R2. Rent stabilisation: Rent stabilisation legislation and a Rent Commission or Board to monitor and decide on annual rent increases should be introduced.	Action 3D responds to this recommendation.
R3. Reform social housing allocations policy (expanding the current Gateway)	Action 3B responds to this recommendation.
R4. Strong support for reform of social rent setting	Action 3A responds to this recommendation.

Ministers have given significant consideration to the recommendations of the HPDB, principally through the Political Oversight Group on Housing (Chaired by the Minister of Housing and Communities) and at full meetings of the Council of Ministers.

Initial Answer

The Government's response to the recommendations of the HPDB is contained within the [Creating Better Homes Action Plan](#), published on 4 June 2021. The Government has responded to each of the Board's recommendations, primarily through linking recommendations made by the Board to relevant actions set out in the Creating Better Homes Action Plan. The Government is already taking forward many of the Board's recommendations, principally through the Government Plan and Island Plan frameworks, which is reflected in the Creating Better Homes Action Plan.

Ministers have given significant consideration to the recommendations of the HPDB, principally through meetings of the Political Oversight Group on Housing (Chaired by the Minister of Housing and Communities) and at CoM.