



Residential land availability

at January 2012

Preface

The purpose of this report is to provide more up-to-date knowledge on housing supply, to allow comparisons with identified requirements for new homes in the Island Plan, and to assist in ensuring that an adequate supply of suitable housing will be available to meet the community's needs.

It is the intention to provide regular monitoring reports on housing land availability and the performance of related planning policies over the Plan period of the 2011 Island Plan.

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1. Introduction

The purpose of this report is to provide more up-to-date knowledge on housing supply, to allow comparisons with identified requirements for new homes in the Island Plan, and to assist in ensuring that an adequate supply of suitable housing will be available to meet the community's needs.

The information provided here describes the situation at the start of 2012 and is the latest in a series of such reports on residential land availability.

Following the approval of the 2011 Island Plan, it is the intention to provide regular monitoring reports on housing land availability and the performance of related planning policies.

2. Summary of findings

The evidence available on housing supply suggests that the Island is in a good position to meet overall demand for new homes during the next 5 years up to the end of 2016. Current outstanding housing commitments and other identified sources of housing supply considerably exceed the overall requirement for some 1,600 homes during the period (i.e. by nearly 900 homes). This is largely down to an excess in land availability for private Category B development. Nevertheless, the evidence also suggests that the existing and potential overall supply for Category A homes at this time will exceed identified requirement for 500 homes up to the end of 2016 by approximately 170 homes.

Despite the findings of this review and the apparent generally favourable land availability situation at the start of 2012, there can be no room for complacency. There are some significant challenges facing the Island at this time in relation to housing provision, which require more detailed consideration. Furthermore, it is important to keep the housing situation under close scrutiny, to provide regular up-to-date information, identify any unforeseen changes in circumstances and ensure that such changes are responded to effectively and in a timely manner.

3. Future considerations

Examples of key areas which present significant challenges and require more detailed consideration, including:

- The provision of affordable homes for residents and key workers;
- The future role of social rented housing (in the light of the '*Whitehead Report*' and the *Housing Department White Paper 'Achieving decent homes – An affordable housing framework for the future'*);
- Matching the type and size of homes supplied to updated identified requirements;
- Planning to meet the future housing needs of a rapidly growing elderly population; and
- The continuing economic downturn and the current depressed nature of the local housing market and development industry.

Housing affordability remains the most important issue requiring attention at this time, given the current difficulties for people on low or modest incomes

gaining access to suitable housing that they can afford¹. To assist the procurement of required affordable homes, the Department of Environment is currently conducting a review of the draft supplementary planning guidance for Island Plan Policy H3 (Affordable Housing), including the associated standard viability assessment model for new housing developments. It is doing so in consultation with the construction industry.

Work is also currently being undertaken with the Director of Corporate Policy (Chief Minister's Department) and the Housing Department to create a Strategic Housing Unit (SHU) within the States of Jersey. This will set Island wide strategic housing policy and will undertake necessary research into housing affordability and other key issues, such as accommodation for key workers and the ageing population.

On the demand side, there is a need for more up-to-date in-depth information about housing requirements to help ensure appropriate delivery of new homes across all tenures. When it is comprehensively established, the new 'housing gateway', currently administered by the Housing Department (until the SHU is set up), will help provide better information about the numbers of affordable homes required (including social rented, intermediate housing, designated first-time buyer, and self-build or other housing developed specifically at reduced costs and available through the gateway). The latest 'Jersey Annual Social Survey' will also provide valuable up-to-date and detailed information on housing requirements, including the types and sizes of homes required in each tenure group.

4. Defining Category A and Category B homes

The terms Category A and Category B homes are used throughout this report. They have been in common usage in the Jersey planning and housing sectors since they were first introduced in the 1987 Island Plan to distinguish between 'need' (Category A) and 'demand' (Category B) housing requirements.

Category A includes: social rented homes provided by the States, a Parish or a housing trust; purpose-built homes for first-time buyers; and, more recently, 'lifelong homes' for over 55's and affordable intermediate housing (i.e. former Jersey Homebuy homes or their equivalent). Category B is intended to denote private sector demand housing and covers all other housing not included in the Category A definition.

Although the above definitions are used for the purposes of this report, it should be noted that there are current moves to amend them to reflect changing circumstances. For example, consideration is being given to removing conventional first-time buyer homes from Category A, because of the near parity between their price and that of equivalent market housing. It is argued that first-time buyer homes *per se* are not currently reflective of housing need and that the emphasis should be placed on providing homes that are 'affordable'.

5. Identified housing requirements

¹ Jersey housing affordability report 2002 and 2011 (2012) States of Jersey Statistics Unit

The 2011 Island Plan includes estimations of the total demand for housing over the plan period (2011-2020), as set out in Table 1. The estimates were generated by the Statistics Unit and were primarily based on a combination of:

- **Population modelling** – to generate estimates of the Island’s future population, assuming an inward migration scenario of +150 heads of household per annum; and
- **Average household size modelling.**

For the purposes of this work, potential future private household numbers (i.e. excluding households living in communal establishments) were taken literally as an expression of demand for homes, by assuming that each additional household represents an increase in demand for a housing unit. Provision was also made for ‘latent’ demand for homes, using base information from the 2007 Housing Needs Survey, in order to establish total demand.

Table 1 indicates an identified requirement for some 4,000 new homes over the ten year period, of which half are required by the end of 2015. These requirement figures will be reviewed and updated towards the end of the year, when the Statistics Unit will be carrying out further population modelling, based on the 2011 Census and the findings from housing need-based questions in the current ‘Jersey Annual Social Survey’. It is anticipated that this work should produce up-to-date estimates of housing requirements based on both tenure and size.

Table 1: Estimated demand for housing over the period 2011 to 2020

Demand Element	Dwellings Required	
	2011-2015	2016-2020
Estimated additional dwelling requirements from population modelling based upon net immigration of +150 heads of household per year.	1,500	1,500
Affordable housing requirement, based upon 2007 Housing Needs Survey and Jersey Annual Social Survey (JASS) in 2009 (additional latent demand not discounted by population modelling).	500	500
TOTAL	2,000	2,000

Source: States of Jersey - Island Plan 2011, Table 6.2, p.212

This report looks to address land availability over the five year period from the start of 2012 to the end of 2016. The estimated demand for this period is shown in Table 2 and has been calculated by:

- rolling forward the Island Plan estimates for additional dwellings between 2011 and 2015 on a pro rata basis; and
- factoring in known dwelling completions up to the end of 2011.

Table 2: Estimated 5 year demand for housing over the period 2012-2016

Demand Element	Category A homes	Category B homes	Total homes
Identified requirements for homes, 2011-2015 (2011 Island Plan)	500	1,500	2,000
Plus Estimated pro rata requirements for homes in 2016	100	300	400

Estimated requirements for homes, 2011-2016	600	1,800	2,400
Less home completions during 2010 ^{*1}			
Less Category A completions during 2010:			
- Lifelong / Retirement Homes (Open Market or Social Rent)	(14)	(-)	(14)
- Other Social Rented (purpose-built)	(-12)	(-)	(-12)
- First-time buyer (purpose-built)	(14)	(-)	(14)
Less Cat.B completions during 2010 ^{*2}	<u>(-)</u>	<u>(191)</u>	<u>(191)</u>
	(16)	(191)	(207)
Less home completions during 2011			
Less Category A completions during 2011:			
- Lifelong / Retirement Homes (Open Market or Social Rent)	(-)	(-)	(-)
- Other Social Rented (purpose-built)	(-10)	(-)	(-10)
- First-time buyer (purpose-built)	(3)	(-)	(3)
Less Cat B completions during 2011 which are known to have been sold to first-time buyers*3	(90)	(-)	(90)
Less Cat.B completions during 2011	<u>(-)</u>	<u>(493)</u>	<u>(493)</u>
	(83)	(493)	(576)
Estimated requirements for homes, 2012-2016	501	1,116	1,617
Rounded estimates, 2012-2016	500	1,100	1,600

Notes:

- *1. These 2010 completions were not taken into account when the identified requirement figures were rolled forward during the Island Plan Review process.
- *2. This includes some Category B homes that will have contributed to meeting f-t-b needs.
- *3. In 2011, 30% of all share transfer flats (1 and 2 bed) were sold to first-time buyers (90 no.) – source: Statistics Unit

Housing requirements for the five year period 2012-2016 are estimated to number 1,600 homes. The average annual building rate required to deliver these estimated requirements for new homes is 320 homes per year.

6. Potential housing supply identified in the Island Plan

The 2011 Island Plan identifies a range of supply sources which can potentially generate over 2,400 new homes during the first five year period 2011-2015 and over 4,600 new homes during the full 10 year plan period. These supply sources are set out in Table 3 below.

It can be seen that heavy reliance is placed on the opportunities presented by the St. Helier Waterfront, town regeneration and private windfall developments located elsewhere in the built-up area.

Table 3: Supply of homes provided for in the 2011 Island Plan, 2011-2020.

Supply Source	Estimated Number of Units				Total
	2011-2015		2016-2020		
	Cat A	Cat B	Cat A	Cat B	
2002 Island Plan Cat A housing sites	125 ^{*1}	-	-	-	125
2002 Island Plan amendment: Lifelong and first-time buyer homes	350	-	-	-	350
St. Helier Waterfront	-	600	-	400	1,000
Town of St. Helier regeneration	75	675	125	625	1,500
Windfall developments elsewhere	75	750	175	700	1,700
Housing in Rural Centres (IP Policy H5)	25	-	75	-	100
States-Owned Land	50	-	100	-	150
Less outworn sites ^{**2}	(-300)	-	-	-	(-300)
Sub total	400	2,025	475	1,725	
Total	2,425		2,200		4,625

*1 This is an outdated figure, in that only two sites remained to be completed at the start of 2011, with an estimated yield of 41 homes (see Appendix 12).

**2 This refers to an estimated loss of the total number of units associated with the planned re-development and upgrading of old outworn housing estates owned and managed by the States of Jersey Housing Department.

Source: States of Jersey – Island Plan, 2011, Table 6.3, p.219

For the purposes of this report, the estimated supply of homes set out in Table 3 for the first five years of the Island Plan has been rolled forward to cover the five year period 2012-2016. The details are included in Table 4, which estimates the housing supply from known sources to be approximately 360 Category A homes and over 1,850 Category B homes.

**Table 4: Estimated supply of homes from known sources, 2012-2016
(N.B. Island Plan estimates rolled forward)**

Supply Source	Category A homes	Category B homes	Total homes
2002 Island Plan Cat. A housing sites			
Identified supply 2011-2015 (2011 Island Plan)	125	-	125
Corrected supply 2011-2015	41	-	41
Less homes completed in 2011	(-)	(-)	(-)
Estimated supply 2012-2016	41	-	41
2002 Island Plan amendment: Lifelong and first-time buyer homes			
Identified supply 2011-2015 (2011 Island Plan)	350	-	350
Corrected supply 2011-2015	346 ^{*1}	-	346

Less homes completed in 2010/11	(14)	(-)	(14)
Estimated supply 2012-2016	332	-	332
St. Helier Waterfront			
Identified supply 2011-2015 (2011 Island Plan)	-	600	600
Plus estimated pro rata supply for 2016	-	80	80
Less homes completed in 2011 (Castle Quays)	(-)	(341)	(341)
Estimated supply 2012-2016	-	339	339
Town of St. Helier – Regeneration			
Identified supply 2011-2015 (2011 Island Plan)	75	675	750
Plus estimated pro rata supply for 2016	25	125	150
Less homes completed in 2011*4	(34)	(83)	(117)
Estimated supply 2012-2016	66	717	783
Windfall sites – Elsewhere			
Identified supply 2011-2015 (2011 Island Plan)	75 ^{*2}	750	825
Plus estimated pro rata supply for 2016	35 ^{*2}	140	175
Less homes completed in 2011	(-)	(90)	(90)
Estimated supply 2012-2016	110	800	910
Rural Centres (Policy H5 – Housing in rural areas)			
Identified supply 2011-2015 (2011 Island Plan)	25	-	25
Plus estimated pro rata supply for 2016	15	-	15
Less homes completed in 2011	(-)	(-)	(-)
Estimated supply 2012-2016	40	-	40
States – owned land			
Identified supply 2011-2015 (2011 Island Plan)	50	-	50
Plus estimated pro rata supply for 2016	20	-	20
Less homes completed in 2011	(-)	(-)	(-)
Estimated supply 2012-2016	70	-	70
Less outworn sites*3			
Identified loss of supply (2011 Island Plan)	(-300)	(-)	(-300)
TOTAL ESTIMATED SUPPLY (2012-2016)	359	1,856	2,215

Notes:

- *1. See Appendix 11 – Status of zoned Category A sites.
- *2. From affordable homes policy H3.
- *3. This refers to an estimated loss of the total number of units associated with the planned re-development and upgrading of old outworn housing estates owned and managed by the States of Jersey Housing Department.
- *4. Sites at Hotel Rex, Salisbury Crescent, and Gardener House/Sussex House.

7. Recent completions in the qualified sector

Annual completions

Table 5 shows the net number of completions of new homes in the qualified sector since 2002 (i.e. the adoption of the 2002 Island Plan) and allows a comparison with earlier trends.

Table 5: Housing completions in qualified sector

Completed Dwellings (net)						
Years	Purpose built first-time buyer	Purpose built social rented ⁶	Purpose built open mkt l/long /	Total purpose built Cat A	Other demand housing	Total completions

	⁵		retirement		(Cat B)	
1986-2001	1068	1364		2432	3430	5862
Ave. annual completion 1986-2001	67	85		152	214³	366³
2002	92 ²	290 ¹		382	483	865
2003	161 ²	30 ¹		191	464	655
2004	52 ²	59 ¹		111	349	460
2005	40 ²	26 ¹		66	513	579
2006	80 ²	207 ¹		287	433	720
2007	184 ²	77 ¹		261	314	575
2008	68 ²	(-14) ¹		54	171	225
2009	81 ²	45 ¹	5	131	283	414
2010	14 ²	2 ¹	-	10	191	207
2011	3 ²	(-10) ¹	-	(-7)	583	576
Sub-total	775	712	5	1,492	3,784	5,276
Ave. annual completion 2002-2011				149	378⁴	528⁴

¹ see Appendix 1 for details; ² see Appendix 2 for details; ³ includes lodging and staff accommodation; ⁴ excludes lodging and staff accommodation; ⁵ includes Jersey Homebuy; ⁶ includes social rental lifelong homes

In 2011, despite the ongoing economic downturn, the number of private Category B homes completions rose considerably and to record levels (583 homes). This rise is in stark contrast to the reduced number of net Category B completions which had been a feature of the preceding three years.

Unfortunately, there was a net decrease in the number of purpose-built Category A homes completed in 2011 (-7 homes), mirroring the weak performance in this sector in 2010.

Looking in overall terms, it is clear that residential construction work over the past ten years since 2002 has been impressive, resulting in nearly 5,300 new homes. The average building rate during the last ten years of some 528 new homes per year is very healthy and significantly exceeds the average rate of completions achieved in the preceding 16 years (366) during the life of the 1987 Island Plan and the target rate set in the 2011 Island Plan (400).

The average rate for purpose-built Category A and Category B homes during the 10 years to the end of 2011 was approximately 150 and 380 homes per year respectively. However, these figures take no account of the proportion of the completions currently included in Category B private developments, which will have contributed to meeting identified Category A requirements.

Distribution of completions

Most of the net increase in homes over this 10 year period (63%) was in the urban parishes of St. Helier (46%), St. Saviour (7%) and St. Clement (10%), as indicated in Table 6 below. This is very much in line with the 'spatial

strategies' for new development set out in the 2002 and 2011 Island Plans, which promote more sustainable development concentrated in urban areas.

Table 6: Net completions of new homes in the qualified sector, by parish, 2002– end 2011

Parish	New Homes by Category		Total Homes Completed	%
	Purpose Built Category A ^{*1}	Category B		
St. Brelade	0	292	292	5.5
St. Clement	272	283	555	10.5
Grouville	17	115	132	2.5
St. Helier	697	1,737	2,434	46.1
St. John	40	98	138	2.6
St. Lawrence	119	276	395	7.5
St. Martin	64	107	171	3.2
St. Mary	0	66	66	1.3
St. Ouen	42	141	183	3.5
St. Peter	82	274	356	6.8
St. Saviour	135	235	370	7.0
Trinity	24	160	184	3.5
TOTAL	1,492	3,784	5,276	100.0

^{*1} excluding contribution from private Category B developments.

Completions by type and size

Table 7 gives an indication of the types and sizes of the homes which were completed for Category A and Category B purposes in 2011. The majority of completions (86%) were 1- and 2-bed homes and nearly all of these were flats. This mirrors the situation prior to 2007 and marks a change from 2009 and 2010 which saw a fairly even spread between flat and house completions and from 2007 and 2008 when the great majority of completed homes were houses.

Table 7: Net completions of new homes in qualified sector, by type and size, 2011

Type of Home	Size of Home						Total
	1-bed	2-bed	3-bed	4-bed	5-bed+	Unspecified	
Category B completions							
Flats ^{*1}	217	246	12	-	-	-	475
Houses ^{*2}	10	16	37	34	12	(-1)	108
Sub-Total	227	262	49	34	12	(-1)	583
Category A completions							
Flats ^{*1}	4	-	-	-	-	-	4

Houses ^{*2}	1	-	(-14)	2	-	-	(-11)
Sub-Total	5	-	(-14)	2	-	-	(-7)
TOTAL	232	262	35	36	12	(-1)	576
%	40.3	45.5	6.1	6.2	2.1	(-0.2)	100.0

^{*1} includes apartments, studios, bedsits and maisonettes; ^{*2} includes bungalows and cottages

8. Outstanding commitments in the qualified sector

Commitments by type

Table 8 provides details of outstanding commitments for new homes in the 'qualified sector' at the end of 2011. It illustrates good levels of commitments (i.e. approx. 2,850 homes), which combined with recent completions, comfortably exceed the target requirements for new homes in the first part of the 2011 Island Plan period up to the end of 2016. Of course, it is relevant to note that the realisation of these commitments is not entirely within the control of the Department of the Environment and will undoubtedly be influenced by the wider economic situation and commercial decisions taken by landowners and the development industry. The outstanding commitments include:

- the 582 Category B homes under construction at the end of 2011;
- a proportion of both the nearly 1800 Category B homes with existing consents, which had yet to start (supplemented by an unknown number of proposed homes which will be granted consent during the five year period 2012- 2016);
- virtually all the 99 outstanding commitments for first time buyer homes (whether or not they were under construction at the start of 2012);
- the commitments for Lifelong homes (approx. 400 homes) and for other social rented homes under construction (approx. 60 homes).

The commitments for other social rented homes during the period show a net gain of only 13 homes, which reflects the Housing Department's ongoing programme of redeveloping its outworn housing developments.

Table 8: Outstanding commitments for new homes in qualified sector, at start 2012

Outstanding Planning Permissions				Homes under construction (Net) (b)	Other commitments which may yield or involve loss of units before the end of 2016		Total (a+b+c)
Type of Housing	No. of New Homes (Net)				Definite, or Probable (c)	Other possibles in the time frame (d)	
	Planning in Principle Permits	Planning or Building Permits	Total no. with consent (a)				
Purpose built conventional first time buyer (inc. Homebuy)	-	-	-	48	51	-	99 ^{*2}
Lifelong Homes (open market)	-	126	126	17	-	-	143 ^{*3}

Lifelong Homes (soc. rented)	-	125	125	30	95	-	250 ^{*4}
Other Social Rented	-	(-77)	(-77)	63	27	-	13 ^{*5}
Total Category A	-	174	174	158	173	-	505
Other demand housing (Cat B) ^{*6}	394	1,385	1,779 ^{*1}	582	-	-	2,361
Total	394	1,559	1,953	740	173	-	2,866

^{*1} net of permissions which have not been advanced for 4 years or more; ^{*2} see Appendix 7 for details ; ^{*3} see Appendix 8 for details; ^{*4} see Appendix 9 for details; ^{*5} see Appendix 6 for details; ^{*6} These figures take no account of the potential 160 or so owner occupied homes which would be released when the owners downsize to open market Lifelong homes.

As can be seen from Appendices 6 - 9, the commitment figures for Category A homes rely to a significant degree on:

- the remnants of development sites rezoned for the purpose under Policy H2 of the 2002 Island Plan;
- the remaining sites zoned by the States in July 2008, primarily for Lifelong Homes (P.75/2008) and included in the 2011 Island Plan; and
- States owned sites which are or will be surplus to requirements.

The current status of the first two groups of sites is outlined in Appendix 11.

Distribution of commitments

Table 9 illustrates the availability of housing commitments by parish. As with completions over the last 10 years, most of the commitments are concentrated in the main urban parishes (73%), including St. Helier (59%) and St. Saviour (12%). The low level of net commitments in St. Clement (2%) is due, in part, to losses of homes associated with redevelopment and refurbishment of outworn housing.

Table 9: Housing commitments for net new homes in qualified sector, by parish @ start 2012

Parish	House Type	Outstanding Permissions	Homes under construction	Other Commitments	Total Commitments	
					No.	%
St. Brelade	Cat B	41	76	-	117	6.9
	F-t-b	-	26	-	26	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	-	-	55	55	
	Other Social Rent	-	-	-	-	
St. Clement	Cat B	38	51	-	89	2.4
	F-t-b	-	-	-	-	
	Lifelong (open market)	26	-	-	26	
	Lifelong (social rent)	16	-	-	16	
	Other Social Rent	(-123)	60	-	(-63)	

Grouville	Cat B	64	19	-	83	3.6
	F-t-b	-	-	-	-	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	20	-	-	20	
	Other Social rent	-	-	-	-	
St. Helier	Cat B	1,359	208	-	1,567	59.0
	F-t-b	-	7	-	7	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	9	-	40	49	
	Other Social Rent	46	-	23	69	
St. John	Cat B	23	36	-	59	2.6
	F-t-b	-	-	-	-	
	Lifelong (open market)	-	14	-	14	
	Lifelong (social rent)	-	-	-	-	
	Other Social Rent	-	-	-	-	
St. Lawrence	Cat B	32	13	-	45	2.0
	F-t-b	-	-	12	12	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	-	-	-	-	
	Other Social Rent	-	-	-	-	

Parish	House Type	Outstanding Permissions	Homes under construction	Other Commitments	Total Commitments	
					No.	%
St. Martin	Cat B	25	17	-	42	1.5
	F-t-b	-	-	-	-	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	-	-	-	-	
	Other Social Rent	-	-	-	-	
St. Mary	Cat B	18	10	-	28	2.1
	F-t-b	-	15	-	15	
	Lifelong (open market)	-	3	-	3	
	Lifelong (social rent)	-	15	-	15	
	Other Social Rent	-	-	-	-	
St. Ouen	Cat B	21	23	-	44	1.5
	F-t-b	-	-	-	-	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	-	-	-	-	
	Other Social Rent	-	-	-	-	
St. Peter	Cat B	82	18	-	100	4.0
	F-t-b	-	-	-	-	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	-	15	-	15	
	Other Social Rent	-	-	-	-	
St. Saviour	Cat B	63	104	-	167	12.2
	F-t-b	-	-	-	-	
	Lifelong (open market)	100	-	-	100	
	Lifelong (social rent)	80	-	-	80	
	Other Social Rent	-	3	-	3	
Trinity	Cat B	13	7	-	20	2.2
	F-t-b	-	-	39	39	
	Lifelong (open market)	-	-	-	-	
	Lifelong (social rent)	-	-	-	-	
	Other Social Rent	-	-	4	4	
Totals	Cat B	1,779	582	-	2,361	100.0
	F-t-b	-	48	51	99	
	Lifelong (open market)	126	17	-	143	
	Lifelong (social rent)	125	30	95	250	
	Other Social Rent	(-77)	63	27	13	
	GRAND TOTAL	1,953	740	173	2,866	

Commitments by type and size

Table 10 gives an indication of the types and sizes of the homes to be provided from known Category A and Category B commitments at the start of 2012. The commitments cover a range of dwelling types and include approximately 1,800 flats (63%) and approximately 1,060 houses (37%). The evidence also suggests that currently in the pipeline, there are significant additional supplies of 1- and 2-bedroom accommodation, 81% of which are flats and 73% of which are private Category B homes. There are also reasonably healthy supplies of 3-bedroom and above family homes (80% of which are houses and 61% of which are private Category B homes).

Table 10: Outstanding commitments for new qualified sector homes, by type and size, at start 2012

Type of Home	Size of Home						Total
	1-bed	2-bed	3-bed	4-bed	5-bed+	Unspecified	
Category B Homes with Permission and/or Under Construction							
Flats ^{*1}	667	811	216	5	-	4	1,703
Houses ^{*2}	25	117	275	184	49	8	658
Sub-Total	692	928	491	189	49	12	2,361
Known First-time Buyer Commitments							
Flats ^{*1}	-	-	-	-	-	-	-
Houses ^{*2}	-	-	94	5	-	-	99
Sub-total	-	-	94	5	-	-	99
Known Lifelong Homes Commitments (open market)							
Flats ^{*1}	2	4	-	-	-	-	6
Houses ^{*2}	-	137	-	-	-	-	137
Sub-total	2	141	-	-	-	-	143
Known Lifelong Homes Commitments (social rent)							
Flats ^{*1}	9	136	-	-	-	-	145
Houses ^{*2}	-	105	-	-	-	-	105
Sub-total	9	241	-	-	-	-	250
Known Other Social Rented Commitments (excluding Lifelong Homes)							
Flats ^{*1}	42	(-41)	(-46)	(-4)	-	-	(-49)
Houses ^{*2}	-	3	57	1	1	-	62
Sub-Total	42	(-38)	11	(-3)	1	-	13
Total	745	1,272	596	191	50	12	2,866

^{*1} includes apartments, studios, bedsits and maisonettes; ^{*2} includes bungalows and cottages

Outstanding commitments for older persons' housing

At the beginning of 2012 there were outstanding commitments for approximately 400 homes aimed at the older members of the community. These might be variously described as Lifelong Homes or retirement homes and they are either for sale in the private sector or provided in the social rented sector (i.e. by Parishes, Trusts and the States). The homes in question are set out in Table 11.

Table 11: Outstanding commitments for older persons' homes @ start 2012

Address	Number of homes	Description
2-4, Journeaux Street, St. Helier	9 flats	Retirement homes (rented)
Field 633, Grande Route de St Pierre, St. Peter	15 bungalows	Lifelong Homes (rented)
Field 274, La Lourderie, St. Clement	13 flats 3 bungalows	Lifelong Homes (rented)
Field 274, La Lourderie, St. Clement	6 flats 20 cottages	Lifelong Homes (open market)
Fields 516, 516A, 517 and 518, St. Saviour	48 flats 32 bungalows	Lifelong Homes (rented)
Fields 516, 516A, 517 and 518, St. Saviour	100 cottages	Lifelong Homes (open market)
Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade	35 flats	Lifelong Homes (rented)
Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade	20 houses	Lifelong Homes (rented)
Field 148, Rue des Maltieres, Grouville	20 bungalows	Lifelong Homes (rented)
Fields 561 and 562, St. Mary	15 bungalows	Lifelong Homes (rented)
Fields 561 and 562, St. Mary	3 bungalows	Lifelong Homes (open market)
Field 605, St. John	14 bungalows	Lifelong Homes (open market)
Former Jersey College for Girls, Rouge Bouillon, St. Helier (see Appendix 6)	40 flats	Lifelong Homes (rented)
Total*	393	

* This does not include redevelopments and refurbishments at existing Housing Department sites, which are producing numbers of units aimed at older, less mobile members of the community.

9. Completions and outstanding commitments in the unqualified sector

There is currently a lack of good, comprehensive data on the supply of non-qualified accommodation (including Registered Lodging Houses, private lodgings with 5 or less lodgers and staff accommodation) and this is likely to remain the case until the new system for monitoring and regulating migration is properly up and running. A description of the situation, based on the limited information available at the time (including the Lodging House Inspector's 2009 report) was set out in '*An Interim Review of Residential Land Availability*', Planning and Environment Department, 2010.

10. Comparing known housing supply with overall requirements for homes in the qualified sector

The figures in Table 12 look to apply known and likely housing supply to estimated requirements for new homes during the five year period between 2012 and 2016.

It can be seen that, in broad terms, the known outstanding commitments and identified supply sources more than match the identified total requirements up to the end of 2016. In fact, they greatly exceed identified total requirements by the order of 1,000 homes. This is largely down to an excess of land availability for private Category B development. The potential supply of Category A homes, however, is shown to exceed identified requirement by some 170 homes.

It is important to emphasise that the conclusions reached from Table 12 rely heavily on the following housing yield assumptions:

- new homes will continue to arise in good numbers from town regeneration and the St Helier Waterfront;
- there will be a continuing healthy supply of private windfall developments elsewhere in the built-up area; and
- all the remaining sites zoned for Lifelong Homes and First-time Buyer homes in P.75/2008, will come forward for development (The current status of these sites is given in Appendix 11).

It should also be acknowledged that the reliance placed by the States on private developers to provide need housing on zoned sites has implications for delivery times. It means that the decision about when to develop sites is a matter for the land owner and the developer and this can be affected by all manner of influences, including availability of development funding, views on the market, availability of resources to undertake development and constraints imposed by planning policies and obligation agreements. This together with the recent economic downturn and more restrictive mortgage lending requirements have accounted for the delays experienced in advancing a number of allocated sites and approved developments.

Table 12: Comparison between estimated requirements for new homes, 2012 – 2016 and supply

	Cat. A homes	Cat. B homes	Total homes
Identified requirements for homes 2012-2016 (rolled forward from projections in the 2011 Island Plan, which are based primarily on population and household modelling + assumed net inward migration of +150 h/hs):	500	1,100	1,600
Less known outstanding Category A commitments (likely / capable of yielding before end 2016):			
- Lifelong Homes (Open Market)	(143)		(143)
- Lifelong Homes (Social Rented)	(250)		(250)
- Other Social Rented (purpose built)	(13)		(13)
- First-time Buyer (purpose built) (including Homebuy)	<u>(99)</u>		<u>(99)</u>
	(505)		(505)
Less Cat B commitments @ start 2012 (under construction only); ^{*1}		(582)	(582)
Requirements less known commitments:	(-5)	518	513
Less other supply sources identified in 2011 Island Plan and not accounted for above:			
• Town of St. Helier ^{*2}	(66)	(630)	(696)
• Windfall Sites Elsewhere ^{*3}	(110)	(426)	(536)
• Rural Centres (Policy H5 – Housing in Rural Areas)	(40)		(40)
• St. Helier Waterfront ^{*4}		(296)	(296)
• Surplus States Owned Sites ^{*7}	<u>(70)</u>	—	<u>(70)</u>
	(286)	(1,352)	(1,638)
Plus remaining units to be lost through the redevelopment of outworn social rented housing estates ^{*5}	(-125)		(-125)
Projected remaining requirements to end 2016	Provision above target approx. 170^{*6}	Provision above target approx. 830	Provision above target approx. 1,000

Notes:

*1. This takes no account of:

- Cat B consents not commenced at start 2012 but which will complete by end of 2016;
- Cat B consents which will be granted and could complete in the period.

However, it does include some Category B homes that will contribute to meeting f-t-b needs.

*2. Table 4 estimates a potential yield of 66 Category A homes and 717 Category B homes in the town between 2012 and 2016. 87 Category B homes are already accounted for as being under construction at the end of 2011. The sites include: Sunshine Hotel (17 units), Wesley Chapel (57 units) and Sacre Coeur (13 units).

*3. Table 4 shows an estimated yield for 910 private windfall units over the 5 years between 2012 and 2016. 374 homes are already accounted for on sites outside St. Helier, as being under construction at the end of 2011. This leaves a potential supply of 536 homes not accounted for. The Island Plan affordable housing policy will have some impact in the timeframe. It is anticipated that this will contribute the 110 affordable homes required during the period.

*4. Table 4 shows an estimated yield of 339 homes on St Helier Waterfront over the 5 years between 2012 and 2016. 43 homes at Castle Quays are already accounted for as being under construction at the end of 2011. This leaves a potential supply of 296 homes not accounted for. The balance is likely to be met from outstanding permits for Zephyrus (59 homes) and Caste Quays Phase II (280

homes). At some point in the future, there will also be the development of the Esplanade Quarter (388 homes).

- *5. The 2011 Island Plan estimates a net loss of 300 social rented homes between 2011 and 2015, associated with planned redevelopment and upgrading of old outworn housing estates. The Housing Department has previously advised that this figure should probably be revised down to 100-150 units, given where it is currently with its refurbishment programme and taking into account recent losses and planned losses over the first 5 year period of the Island Plan.
- *6. The provision above the target figure is likely to be more if one takes into account that certain planned private Category B developments are likely to contribute directly to meeting some first-time buyer needs.
- *7. Island Plan Policy H1 requires planning permissions to be secured for 150 affordable homes on States owned land within 2 years of the Plan's adoption. The policy specifically identifies 5 sites in Public ownership, including: Le Coin (not advanced), former JCG site (detailed planning application being prepared); former D'Hautrée School site (not advanced); South Hill Offices (to be subject of a Master Plan); and the Summerland and Ambulance Station sites. In June 2012, outline planning applications was submitted for:
 - the Summerland Factory (PP/2012/0832), proposing 85 apartments and 9 townhouses; and
 - the States of Jersey Ambulance Service HQ (PP/2012/0825), proposing 76 apartments.

It is realistic to expect that the majority of these homes will be delivered at the beginning of the second 5-year Island Plan period.

There are other Public owned sites which may come forward, including Belle Vue (Planning Permit for 55 affordable and soc. rented units - accounted for elsewhere).

11. Key issues arising

Notwithstanding the relatively healthy overall land availability position, there are a number of housing issues which present challenges for the Island and require further consideration. These issues have previously been addressed in '*An Interim Review of Residential Land Availability*', Planning Department, 2010 and include:

- the provision of 'affordable homes' for residents and key workers;
- the future role of social rented housing, in the light of the 'Whitehead Report' and the Housing Department White Paper 'Achieving Decent Homes – An affordable housing framework for the future';
- the need to identify the type and size of homes required and to match these with supply; and
- planning to meet the future housing needs of a rapidly growing elderly population.

12. Unqualified sector

This matter is also addressed in '*An Interim Review of Residential Land Availability*', Planning Department, 2010. Assessing the current position continues to be hampered by a lack of available data. However, from the evidence available at the time, the above report concludes that there seems no reason why the market cannot continue to be successful in meeting estimated requirements in the foreseeable future.

Appendix 1

Schedule of social rented housing completions since 2002

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2002							
16774/A/D	Florence Boot Cottages (Ph. III & IV), St. Clement			18 (-10)	3		21 (-10)
19337/A PB/2001/0432	5, St. Clement's Road, St. Helier	9	1				10
7215/N PB/1998/1041	Le Jardin Fleuri, (former La Motte Ford site), La Rue a Don, Grouville		4	12			16
424/N PB/1999/2574	Oak Tree Gardens (Elysee Estate Phase III), Trinity Hill, St. Helier	7	22	5			34
2916/P PB/2000/0892	Former Berkshire Hotel Site, 33-35, La Motte Street, St. Helier	113					113
3855/O/T PB/1998/2609	Former Postal HQ site, Mont Millais, St. Helier	4	14	27			45
6107/B B/2000/1777	Field 413 (Parish Elderly Persons), La Longue Rue, St. Martin	20	1				21
11550/E/1/1 PB/1998/2606	Le Geyt Flats Estate (refurb. & redevt) (Phases V & V1), St. Saviour.		18	12			30
7671/F/G PB/1999/1613	Field 818 (Parish Elderly Persons), Trinity	10					10
	Sub-total (net)	163	60	64	3		290
Completions 2003							
424 PB/2001/0477	Elysee Estate, Trinity Hill, St. Helier				1		1
2543 B/2002/0209	Parkside (former Town Park Hotel site), Pierson Road, St. Helier	1	6	8	2	2	19
2404/I B/2000/1628	Sandybrook Hospital, St. Peter	8	2				10
	Sub-total (net)	9	8	8	3	2	30
Completions 2004							
20067 PB/2000/1345	Victoria Place, Albert Pr, W/front (Ph. 1), St. Helier	23	51	4		1	79
NONE P/2003/0627	Le Squez Estate (Phase 1A), St. Clement		(8)	(12)			(20)
	Sub-total (net)	23	43	(8)		1	59

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2005							
11150/E PB/1999/0188	John Wesley Apartments (11,13 & 13A, Lempriere Street and 1-3, Canon Street), St. Helier	17	23	1			41
3764/Y PB/2000/2134	Clement Court, Ann Street, (former Cleveland Garage / St. Helier Garages), (Phase 1), St. Helier Jersey Homes Trust	21		5			26
4628 B/2004/0302	Le Marais, Low Rise (Phase 1), St. Clement	(-21)	(-15)				(-36)
2884 B/2003/2646	Le Squez Estate (Phase 1A), St. Clement		1				1
4374 B/2003/1156	Victoria Cottage Homes (K Block), St. Saviour's Hill, St. Saviour	3 (6)					3 (6)
4374 B/2004/1257	61 and 62, Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	1 (-2)					1 (-2)
4374 B/2004/1256	48 and 49, Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	1 (-2)					1 (-2)
4374 B/2005/0541	33, Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	1 (-2)					1 (-2)
	Sub-total (net)	11	9	6			26
Completions 2006							
1537 B/2003/0228	Phillips House, Victoria Street,, St. Helier, Les Vaux Housing Trust	15	3				18
179/G B/2002/1833	La Folie Estate, Parkinson Drive, St. Lawrence	3	14				17
4628 B/2004/0302	Le Marais Low Rise (Phase 1), St. Clement	14					14
8871 B/2004/0259	Fields 786 and 787 (Westview Farm), La Rue des Cosnets, St. Ouen (H2 site) community homes	6					6
11097 P/2006/2648	Le Coin, Ann Street / Charles Street, St. Helier Unoccupied since 2006 – approved temp. car park		(16)				(16)

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
15836 B/2004/0090	Le Benefice, (extension to former Hodge Nurseries), Fields 89, 89A, 90, 92A & 93, St. Clement (H2 site) CTJ Housing Trust			64	9		73
100/JA B/2002/1292	Le Coie Hotel Site, Janvrin Road, St. Helier, Jersey Homes Trust	44	51			1	96
1380 B/2006/0605	33-34, Grasset Park, St. Saviour			(2)		1	1 (2)
	Sub-total (net)	82	52	62	9	2	207
Completions 2007							
1365 B/2003/0288 B/2004/0655	Le Grand Clos Field 1218, Mont a l'Abbe, St. Helier (H2 site) Jersey Homes Trust	14 (ret)	6	28	6		14 flats 40 houses
2884 P/2003/2646	Le Squez Estate (Phase 1B), Les Cloches, St. Clement	15	3	5	2		18 flats 7 houses
2884 B/2005/0346	Le Squez Estate (day centre and flats), St. Clement	2					2 flats
4628 P/2006/0718	Le Marais Estate Low Rise (Phase 2), St. Clement	(-28)	(-20)				(-48) flats
P/2005/1998 tenure swap with Bagot Manor site	Clos Le Gallais, Field 1370, La Rue de Mont Sejour, St. Helier (H2 site) Jersey Homes Trust		2	11			13 houses
16320 B/2004/1283 U/C	Clos Des Charmes, Fields 181, 182 & 183, La Route de la Pointe, St. Peter (H2 site) CTJ Housing Trust	12	3	16			12 flats 19 houses
	Sub total (net)	15	(-6)	60	8		77
Completions 2008							
3289/7514	Field 40, La Rue du Maupertuis, St. Clement (H2 site) Les Vaux Housing Trust			10			10 houses
1380 B/2008/0839	33-34, Grasset Park, St. Saviour			2		(-1)	2 (-1) houses

Ref.	Site	Units by Type					Total
		1 bed	2 bed	3 bed	4 bed	5 bed	
P/2006/0048	Field 690A, Maufant, St. Martin (H2 site) Jersey Homes Trust			19			19 houses
3764/Y PB/2000/2134	Clement Court, Ann Street (former Cleveland / St. Helier Garages), (Ph 2), St. Helier.	6					6 flats
3636 P/2005/1424 B/2006/0152	Aquila Youth Centre, Great Union Road, St. Helier (over 65's) Les Vaux Housing Trust	26 ret					26 ret flats
3511 P/2008/2409	Ann Court, Ann Place, St. Helier (empty: late 2008)	(-33)	(-34)	(-3)			(-70) flats
	33, 35, 37 & 39, Ann St. and 1 & 2, Clifton Pl., St. Helier (empty: late 2008)		(-4) (-2)				(-4) flats (-2) houses
	Sub total (net)	(-1)	(-40)	28		(-1)	(-14)
Completions 2009							
4628 B/2006/1011	Le Marais Estate (low rise) (Ph 2), St. Clement	18	1	24	4		47
4374 B/2009/0623	1, Victoria Cottage Homes, St. Saviour	(-2)					(-2)
	Sub-total (net)	16	1	24	4		45
Completions 2010							
2884 P/2007/2849	Le Squez Estate (bungalows), Le Squez, St. Clement	(-11)					(-11) bungalows
4374 P/2006/0623	Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	(-2)	1				1 house (-2) bedsits
P.75/2008 7671 P/2008/2471 B/2009/0304 B/2009/0331 B/2009/0337	Field 818 and part Field 873, Trinity (LIFELONG HOMES)		14				14 bungalows
	Sub-total (net)	(-13)	15				2
Completions 2011							
4867 P/2008/1677 B/2009/0930	Clos du Paradis, La Pouquelaye, St. Helier			(-24)			(-24)

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
13439 P/2001/2087 B/2003/0592 B/2007/1265	Salisbury Crescent, La Rue Le Masurier, St. Helier	24 1		7	2		24 flats 10 houses
2290 P/2010/0936 B/2010/1082	Pomme D'Or Farm Estate, West Hill, St. Helier (bedsits)	(-17)					(-17) bedsits
2791 B/2010/0406	33-48, 58, 66&74, Clos Gosset, St. Saviour	(-3)					(-3) bedsits
	Sub-total (net)	5		(-17)	2		(-10)
Total completions		310	142	227	29	4	712

Appendix 2

Schedule of purpose built first time buyer housing completions since 2002

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total

Completions 2002							
6262/S B/2000/!907	L'Abri, (Former Hodge Nurseries), La Grande Route de la Cote, St. Clement			34			34 houses
7215	Le Jardin Fleuri, (former La Motte Ford site), La Rue a Don, Grouville			1			1 house
4169/K B/2000/5010	Field 1078, Sion, La Rue des Houguettes, St. John		1	39			40 houses
16840/C PB/2000/1974	Field 615, La Rue de Patier, St. Saviour			17			17 houses
	Sub-total		1	91			92
Completions 2003							
1377/X P/1998/2042	Woodville Hotel, St. Saviour's Road, St. Helier	4	55				59 flats
20067 PB/2000/1345	Albert Place, Albert Pier, The Waterfront (Phase 1), St. Helier	29	37	4			70 flats
18961 PB/2002/0338	Fields 378 & 379 & Field Cottage, La Rue a la Dame, Five Oaks, St. Saviour			22	10		32 houses
	Sub-total (net)	33	92	26	10		161
Completions 2004							
14060 PB/2002/0709	Bagot Manor Farm, Bagot Manor Road, St. Saviour			21			21 houses
18961 PB/2002/1321	Fields 378 and 379 and Field Cottage, La Rue a la Dame, St. Saviour			20	11		31 houses
	Sub-total (net)	-	-	41	11		52
Completions 2005							
NONE B/2003/1384	Le Squez (Phase 1A), 'La Gambrette', St. Clement			14	4		18 houses sold 2007
8871 B/2004/0259	Fields 786 and 787 (Westview Farm), La Rue des Cosnets, St. Ouen (H2 site)			22			22 houses
	Sub-total (net)			36	4		40

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2006							
4628 B/2004/0302	Le Marais Low Rise (ph 1), 'La Selliere', St. Clement			23			23 houses sold 2007
8871 B/2004/0259	Fields 786 and 787 (Westview Farm), La Rue des Cosnets, St. Ouen (H2 site)			14			14 house
5025 B/2004/0615	Field 203 (Le Clos Corvez), part 204 & 252, Jambart Lane, St. Clement (H2 site)			30	13		43 houses
	Sub-total (net)			67	13		80
Completions 2007							
1365 B/2003/0228 U/C	Le Clos Vaze, Field 1218, Mont a l'Abbe, St. Helier (H2 site)		26	43			69 houses
2884 P/2003/2646	Les Cloches, Le Squez (Phase 1B), St. Clement		5	31	4		40 houses sold 2007
4677 5025 B/2004/0615	Le Clos Corvez, Field 203, part 204 & 252, Jambart Lane, St. Clement (H2 site)			33			33 houses
16320 B/2004/1283	Clos Des Charmes, Fields 181, 182 & 183, La Route de la Pointe, St. Peter (H2 site)	9	2	30			30 houses 11 flats
14060 PB/2002/0709	Field 812A, Bagot Manor Farm, St. Saviour			1			1 house
	Sub-total (net)	9	33	138	4		184
Completions 2008							
14060 B/2005/0506 Tenure swap F.1370, St. Helier	Field 812A, Bagot Manor Farm, St. Saviour			15			15 houses
3289 B/2006/1217	Field 40, La Rue de Maupertuis, St. Clement (H2 site)			13			13 houses
None P/2006/2489	La Providence, Fields 848, 851, 853 & 854, Bel Royal, St. Lawrence (H2 site)			11	5		16houses
None P/2006/0048	Field 690A, Maufant, St. Martin (H2 site)			24			24 houses
	Sub-total			63	5		68

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2009							
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence (H2 site)			17	18		35 houses
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence (H2 site – HOMEBUY)			46			46 houses
	Sub-total (net)			63	18		81
Completions 2010							
2206/1365 B/2009/0038	Uplands – Phase 1, Field 1218, Mont-a-l'Abbe, St. Helier INTERMEDIATE			14			14 houses
	Sub-total (net)	-	-	14	-	-	14
Completions 2011							
2206 P/2009/1092 B/2010/0659	Uplands – Phase 2, Mont- a-l'Abbe, St. Helier			3			3 houses
	Sub-total (net)			3			3
Total completions		42	126	542	65	-	775

Appendix 3

Schedule of purpose built open market lifelong homes completions since 2009

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2009							
None B/2007/0424	La Providence, Bel Royal, St Lawrence		5				5 houses
	Sub-total (net)		5				5
Completions 2010 and 2011							
	None						
Total completions			5				5

Appendix 4

Schedule of social rented housing property sales on the open market, by type, 2004-2011

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2004							
	101, Don Road, St. Helier			1	1		2 flats
	Sub-total (net)	-	-	1	1		2
2005							
	Amy's House, La Route de St. Catherine Fief de la Reine, St. Martin		1				1 house
	Winchester House, Winchester Street, St. Helier	3					3 flats
	Old Eastern Telephone Exchange & Cottage, La Rue de la Hambie Sous La Hougue, St. Saviour			1			1 house
	Old Station House, Corbiere, St. Brelade				1		1 house
	Caledonia Close, St. Helier	8					8 flats
	L'Hopital, La Route de St. Catherine De Rozel, St. Martin		1				1 house
	Sub-total (net)	11	2	1	1		15
2006							
	La Falaise, La Rue du Flicquet, St. Martin		1				1 house
	Sub-total (net)		1				1
2007							
	17, Devonshire Place, St. Helier			1			1 house
	19, Devonshire Place, St. Helier		1				1 house
	4, Boulevard Avenue, St. Helier					1	1 house
	39, Midvale Road, St. Helier					1	1 house
	Sub-total (net)		1	1		2	4
2008							
	Medina, Seale Street, St. Helier	3					3 flats
	Sub-total	3					3

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2009							
	10, Duhamel Place, St. Helier	2		1			3 flats
	12, Duhamel Place, St. Helier	2		1			3 flats
	6, Pomona Road, St. Helier			1			1 house
	17, Charles Street, St. Helier				1		1 house
	Sub-total	4		3	1		8
2010							
	30, Clos des Sables, St. Brelade			1			1 house
	Archirondel Cottage, Route de la Cote, St. Martin.		1				1 house
	Belleville, Rue du Crocquet,, St. Brelade					1	1 house
	97, Don Road, St. Helier				1		1 house
	Modena, Clarence Road, St. Helier		1				1 house
	8, Belmont Road, St. Helier.					1	1 house
	Sub-total		2	1	1	2	6
2011							
	La Grande Maison 2 & 3, Le Grand Cotil, St. Martin		1	1			2 houses
	Southlands, Green Road, St. Helier			1			1 house
	Sub-total		1	2			3
Total sales		18	7	9	4	4	42

Note: The States 'Social Housing Property Plan, 2007-2016' provides for the sale of 27 houses on the open market.

Appendix 5

Schedule of social rented housing property sales to social rent tenants (as first-time buyers), by type, 2007-2011

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2007							
	La Cambrette, (Le Squez Phase 1A), St. Clement			14	4		18 houses
	Le Selliere, (Le Marais Low Rise Phase 1), St. Clement		23				23 houses
	Les Cloches, (Le Squez Phase 1B), St. Clement		5	12	4		21 houses
	Sub-total		28	26	8		62
2008							
	Les Cloches, (Le Squez Phase 1B), St. Clement			19			19 houses
	Clos Des Sables, St. Brelade			2			2 houses
	Grasett Park, St. Saviour			4	1		5 houses
	Les Houmets, Grouville			1			1 house
	Le Bel Collas, Gorey Village, Grouville			1			1 house
	Sub-total			27	1		28
2009							
	Oak Tree Gardens, St. Helier			8			8
	Grasett Park, St. Saviour			6			6
	26, La Rue De Carteret, St. Saviour			1			1
	Sub-total			15			15
2010							
	16, Grasett Park, St. Saviour			1			1 house
	52, Grasett Park, St. Saviour			1			1 house
	63, Grasett Park, St. Saviour			1			1 house
	5, Balleine Close, La Rue de la Croix, St. Clement			1			1 house
	Flat 1, 36½, Belmont Road, St. Helier		1				1 flat
	Flat 2, 36½, Belmont Road, St. Helier		1				1 flat
	2, Balleine Close, La Rue de la Croix, St. Clement			1			1 house

	Sub-total		2	5			7
2011							
	Lewina, Victoria Road, St. Saviour	2					2 flats
	53, Oak Tree Gardens, St. Helier			1			1 house
	Tradewinds, South Hill, St. Helier				1		1 house
	3, Le Bel Gaudin, La Rue des Pres, St. Saviour			1			1 house
	1, Grasett Park, St. Saviour			1			1 house
	59, Grasett Park, St. Saviour			1			1 house
	Sub-total	2		4	1		7
Total sales		2	30	77	10		119

Note: The States 'Social Housing Property Plan, 2007-2016' provides for the sale of some 773 houses and flats on a shared equity basis.

Appendix 6

Schedule of known completions due for social rented housing, by type, by end 2016

Ref.	Site	Units by Type					Total
		1 bed	2 bed	3 bed	4 bed	5 bed	
Completions due 2012							
1365 P/2007/1213 B/2007/0495 Permit	Units 17 & 18, Le Grand Clos, St. Helier (Jersey Homes Trust – covert to 6-bed sheltered unit)			(-2)		1	(-2) 1 house
P/2009/2082 B/2010/0602 U/C	Field 633, La Grand Route de St Pierre, St. Peter (LIFELONG HOMES)		15				15 bungalows
4867 P/2008/1677 B/2009/0930 Permit	Clos du Paradis, La Pouquelaye, St. Helier <i>N.B. Permit also provides for refurbishment of 30 existing units</i>			29	1		30 houses
2884 P/2009/0780 B/2009/0876 U/C	Le Squez Estate (Phase 2a & 2b), Le Squez, St. Clement	21	3 15	21			24 houses 36 flats
P.75/2008 8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St. Mary (LIFELONG HOMES)		15				15 bungalows
Ref.	Site	Units by type					

		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2791 B/2010/0406 U/C	33-48,58,66&74, Clos Gosset, St. Saviour	3					3 flats
2290 P/2010/0936 Permit	Pomme D'or Farm, West Hill, St. Helier	17					17 flats
	Sub-total (Net)	41	48	48	1	1	139
Completions due 2013							
20609/13426 P/2010/0791 Permit No Building Application	2-4, Journeaux Street, St. Helier (LIFELONG HOMES)	9					9 flats
P.75/2008 7172 P/2009/2388 Permit No Building Application	Field 274, La Lourderie, St. Clement (LIFELONG HOMES)		3 13				3 bungalows 13 flats
P.75/2008 P/2010/0126 B/2011/0280 Permit	Field 148, Rue des Maltieres, Grouville (LIFELONG HOMES)		20				20 bungalows
2884 P/2011/1191 B/2011/1064 Decision pending	Le Squez Estate (Phase 2c) Le Squez, St. Clement	10	9	2 3			21 flats 3 houses
	Sub-total (Net)	19	45	5			69
Completions due 2014 to 2016							
2884 P/2007/2849 Permit No Building Application	Le Squez (flats), Le Squez, St. Clement	(-16)	(-54)	(-30)			(-100) flats
2884 P/2007/2849 Permit No Building Application	Le Squez (houses), Le Squez, St. Clement		(-25)	(-18)	(-4)		(-47) houses
1270 P/2009/2419 Decision still pending	Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade (LIFELONG HOMES) <i>N.B. The site has been transferred to the Housing Department to develop a minimum of 55 affordable and social units of accommodation.</i>		35 20				35 flats 20 houses
Ref.	Site	Units by Type					

		1 bed	2 bed	3 bed	4 bed	5 bed	Total
P.75/2008 16840 P/2010/1901 B/2010/1270 (for part) Decision pending	Fields 516, 516A, 517 and 518, St. Saviour (LIFELONG HOMES)		48 32				48 flats 32 bungalows
11097 B/2004/0232 Old Permit expired	Le Coin, Ann Street / Charles Street, St. Helier <i>N.B. This site is currently used by TTS for public parking to supplement that on the Ann Court site. The site has been transferred to the Housing Department for development in 2013, subject to available funding. A revised planning application will be progressed in 2012. It is expected that the revised app. will deliver a similar number of units as the previous consent.</i>	7	14	2			Est 23 flats
1649 P/2006/0736 Old Permit expired and not extended	Former Jersey College for Girls, Rouge Bouillon, St. Helier (LIFELONG HOMES) <i>N.B. A planning application is being prepared for submission in Nov. 2012. SoJDC has previously suggested it might bring forward proposals for 120 homes on the site. The 'Regeneration Steering Group' has agreed that 40 of the units will be identified as social rent lifelong homes for over 55s. The Minister for P&E's brief for the site states that it should provide for social rent and intermediate homes for purchase and that consideration may be given to some Cat. B homes</i>		40				Est. 40 flats
(P.75/2008) PA/2010/1774 P/2011/0618 Decision pending B/2012/0240 (Phase1) B/2012/0358 (Phase 2)	Field 578, Trinity <i>NB – App for 39 FTB and 4 social rented - this mix of units is different to the required tenure split set out in the Island Plan.</i>			4			4 houses
	Sub-total (Net)	(-9)	110	(-42)	(-4)		55
	Total completions due (net) 2012 to end 2016	51	203	11	(-3)	1	263

Notes:

1. Plans to convert 39 bedsits to 22no. 1-bed flats at Hampshire Gardens, Aquila Road, St. Helier have been the subject of preliminary advice, but will not be implemented in the above timeframe.
2. There are a number of other sites which have been identified in the Island Plan (under Policy H1) for Category A housing purposes, should they become surplus to requirements, including:
 - **Summerland and the Ambulance Station, Rouge Bouillon, St. Helier**

Jersey Property Holdings in conjunction with SoJDC have been preparing residential schemes for these adjacent sites. Outline planning applications were submitted for Category A homes on the sites before the deadline of 29th June 2012, as set in Policy H1 of the Island Plan. The policy requires planning applications for 150 affordable homes on States owned land to be made within 12 months of the adoption of the Plan to avoid the need to bring forward other identified peripheral sites for such development.

The application for Summerland proposes 85 apartments (28x1-bed, 47x2-bed and 10x3-bed) and 9 x 3-bed town houses.

The application for the ambulance station site proposes 76 apartments (5x1-bed, 58x2-bed and 13x3-bed).

Development of these sites is reliant on relocation of the Police HQ and is unlikely to yield until 2017 at the earliest.
 - **States Offices, South Hill, St. Helier**

The site remains an operational office and is not currently available for disposal or redevelopment. The site is also subject to a masterplan which is being produced for the 'Mont de la Ville' area of town.
 - **Former D'Hautrée School Site, St. Saviour's Hill, St. Saviour**

The site is currently used by Education Sport and Culture as part of the Highlands College campus. A detailed review of the accommodation uses is to be undertaken before the end of 2012, to help determine whether the site can be released for alternative uses, including residential development.
3. Policy H1 also flags up a potential contribution to affordable homes from the development of the **Esplanade Quarter**.
4. The North of Town Masterplan also identifies a number of key intervention and private sites that could potentially yield affordable Category A homes, including:
 - **Ann Court, Ann Place, St. Helier** (potentially up to 180 homes, depending on size and mix.
 - **Ann Street Brewery, Ann Street, St. Helier** (a private residential and commercial development, which will provide a proportion of affordable housing in accord with IP Policy H3).
 - **Jersey Gas Site, La Rue Le Masurier, St. Helier** (a private predominantly residential development, which will provide a proportion of affordable housing in accord with IP Policy H3).
 - **Le Masurier Site, Bath Street, St. Helier** (a private mixed-use development, which will provide a proportion of affordable housing in accord with IP Policy H3).
 - **Minden Place Car Park, St. Helier** (may be demolished at the end of its life and redeveloped with a public square and some retail with residential above).
5. Other States owned sites which might potentially yield affordable Category A homes include:
 - **Caesarea Court, Val Plaisant, St. Helier** (preliminary advice stage).
 - **Convent Court, Val Plaisant, St. Helier** (preliminary advice stage).
 - **La Collette Flats, Green Street, St. Helier** (preliminary advice stage).
 - **Land behind Pier Road Flats, St. Helier** (to be addressed as part of forthcoming work on the regeneration zone for Mont de la Ville).

Appendix 7

Schedule of known completions due for first-time buyer housing, by type, by end 2016

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions due by end 2012							
2206 P/2009/1092 B/2010/0659 U/C	Uplands Hotel – Phase 2, Mont-a-l'Abbe, St. Helier <i>N.B. 3 other houses completed in 2011</i>			7			7 houses
P/2007/0223 B/2007/0654 B/2009/0397 U/C	Fields 190, 191 & 192, La Rue de la Sergente, St. Brelade (H2 site)			14			14 houses
P/2007/0223 B/2007/0654 B/2009/0397 U/C	Fields 190, 191 & 192, La Rue de la Sergente, St. Brelade (H2 site) INTERMEDIATE			12			12 houses
(P.75/2008) 8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St Mary			10	5		15 houses
	Sub-total (Net)			43	5		48
Completions due by end 2016							
19304 Prelim. Advice PA/2009/2243 Still no app.	Field 873, Bel Royal, St. Lawrence (H2 site)			7			7 houses
19304 Prelim. Advice PA/2009/2243 Still no App.	Field 873, Bel Royal, St. Lawrence (H2 site) HOMEBUY or equivalent			5			5 houses
(P.75/2008) PA/2010/1774 P/2011/0618 Decision pending B/2012/0240 (Phase1) B/2012/0358 (Phase 2)	Field 578, Trinity <i>NB – App for 39 FTB and 4 social rented - this mix of units is different to the required tenure split set out in the Island Plan.</i>			39			39 houses
	Sub-total (Net)			51			51
Total completions due (net) 2012 to end 2016				94	5		99

Notes:

1. There are a number of other sites which have been identified in the Island Plan (under Policy H1) for Category A housing purposes, should they become surplus to requirements, including:
 - **Summerland and the Ambulance Station, Rouge Bouillon, St. Helier**
See notes for Appendix 6 – more likely to be for social rented.
 - **States Offices, South Hill, St. Helier**
See notes for Appendix 6 – currently unavailable.
 - **Former D'Hautrée School Site, St. Saviour's Hill, St. Saviour**
See notes for Appendix 6 – currently unavailable.
 - **Former Jersey College for Girls**
A planning application is being prepared for submission in Nov. 2012. SoJDC has previously suggested it might bring forward proposals for 120 homes on the site. The 'Regeneration Steering Group' has agreed that 40 of the units will be identified as social rented lifelong homes for over 55s.

The Minister for P&E's brief for the site states that it should provide for social rent and intermediate homes for purchase and that consideration may be given to some Cat. B homes
2. Policy H1 also flags up a potential contribution to affordable homes from the development of the **Esplanade Quarter**.
3. The North of Town Masterplan also identifies a number of key intervention and private sites that could potentially yield affordable Category A homes, including:
 - **Ann Court, Ann Place, St. Helier** (potentially up to 180 homes, depending on size and mix.
 - **Ann Street Brewery, Ann Street, St. Helier** (a private residential and commercial development, which will provide a proportion of affordable housing in accord with IP Policy H3).
 - **Jersey Gas Site, La Rue Le Masurier, St. Helier** (a private predominantly residential development, which will provide a proportion of affordable housing in accord with IP Policy H3).
 - **Le Masurier Site, Bath Street, St. Helier** (a private mixed-use development, which will provide a proportion of affordable housing in accord with IP Policy H3).
 - **Minden Place Car Park, St. Helier** (to be demolished at the end of its life and redeveloped with a public square and some retail with residential above).
4. Other States owned sites which might potentially yield affordable Category A homes include:
 - **Caesarea Court, Val Plaisant, St. Helier** (preliminary advice stage).
 - **Convent Court, Val Plaisant, St. Helier** (preliminary advice stage).
 - **La Collette Flats, Green Street, St. Helier** (preliminary advice stage).
 - **Land behind Pier Road Flats, St. Helier** (to be addressed as part of forthcoming work on the regeneration zone for Mont de la Ville).
5. It should also be borne in mind that a number of other private residential 'windfall' developments have and will continue to yield homes which are suitable for first-time buyers. In 2011, for example, 30% of all share transfer flats (1- and 2-bedroom) were sold to first-time buyers (i.e. 90 homes).

Appendix 8

Schedule of known completions due for open market lifelong homes, by type, by end 2016

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions due by end 2012							
8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St. Mary (P.75/2008)		3				3 bungalows
P/2010/0112 B/2011/0060 U/C	Field 605, Route du Nord, St. John (P.75/2008)		14				14 bungalows
	Sub-total (Net)		17				17
Completions due by end 2016							
7172 P/2009/2388 Permit No Building app.	Field 274, La Lourderie, St. Clement (P.75/2008)	2	20 4				20 cottages 6 flats
16840 P/2010/1901 Permit B/2010/1270 (for part) Decision pending	Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008) *		100				100 cottages
	Sub-total (Net)	2	124				126
Total completions due		2	141				143

* Plus 42-bed residential care home

Appendix 9

Schedule of known completions due for social rented lifelong homes, by type, by end 2016

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions due by end 2012							
8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St. Mary (P.75/2008)		15				15 bungalows
P/2009/2082 B/2010/0602 U/C	Field 633, La Grand Route de St Pierre, St. Peter		15				15 bungalows
	Sub-total (Net)		30				30
Completions due by end 2016							
4305 P/2010/0126 B/2011/0280 Permit	Field 148, Rue des Maltières, Grouville (P.75/2008)		20				20 bungalows
7172 P/2009/2388 Permit No Building app.	Field 274, La Lourderie, St. Clement (P.75/2008)		3 13				3 bungalows 13 flats
16840 P/2010/1901 Permit B/2010/1270 (for part) Decision pending	Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008)		48 32				48 flats 32 bungalows
1270 P/2009/2419 Decision still pending	Field 91A, Belle Vue, (Lesquende), Les Quennevais, St. Brelade <i>N.B. The site has been transferred to the Housing Department to develop a minimum of 55 affordable / social units of accommodation.</i>		35 20				35 flats 20 houses
20609/13426 P/2010/0791 Permit No Building app.	2-4, Journeaux Street, St. Helier	9					9 flats
1649 P/2006/0736 Old Permit expired and not extended	Former Jersey College for Girls, Rouge Bouillon, St. Helier <i>N.B. A planning application is being prepared for submission in Nov. 2012. SoJDC has previously suggested it might bring forward proposals for 120 homes on the site. The</i>		40				Est 40 flats

	<i>'Regeneration Steering Group' has agreed that 40 of the units will be identified as social rented lifelong homes for over 55s. The Minister for P&E's brief for the site states that it should provide for social rent and intermediate homes for purchase and that consideration may be given to some Cat. B homes</i>						
	Sub-total (Net)	9	191				200
Total completions due		9	241				250

N.B. Land northeast of Maison St. Brelade zoned in (P.75/2008) for extension to nursing home (22 single bed units)

Appendix 10

Schedule of projected sales of housing property, by type, by end 2016

Ref.	Site	Units by Type					Total
		1 bed	2 bed	3 bed	4 bed	5 bed	
2012							
	Britannia House, La Rue de la Mare des Pres, St. John		2	2	1		5 houses
	Up to 10 further sales						10
2013							
	Up to 15 sales						15
2014							
	Up to 15 sales						15
2015							
	Up to 15 sales						15
2016							
	?						
Total sales due							60

Note: Sales for the purpose of stock realignment and affordable housing – only achievable if identified new supply of social housing is delivered.

Status of Zoned Category A sites (at 27 July 2012)

Remaining sites (H2) from 2002 Island Plan

Of the 11 sites originally zoned for Category A housing in the 2002 Island Plan, two remain to be developed and these remained zoned under Policy H2 of the 2011 Island Plan.

- H2 (8) Field 190 – 192, La Rue Sergente, St Brelade** (indicative yield: 27 homes)
 Planning permission for 26 homes (P/2007/0223) was granted in February 2008 and was followed by Building Permission (B/2007/0654) in December 2008. A revised building application (B/2009/0397) for 26 homes was approved in December 2009 (14 x first time buyer and 12 affordable / intermediate). Work started on some preliminary site works in July 2009, but was halted soon afterwards.

At the time, the developer put the delays down to the impact of the credit crunch, including increased difficulties in obtaining development finance and the lack of available / affordable mortgage finance for prospective purchasers. However, work started again in August / September 2011 and the project is scheduled to be completed in Autumn 2012.
- H2 (10) Field 873, St Lawrence** (indicative yield: 14 homes)
 More recently, because of the topography and the restricted nature of the site, the Department took the view that this site can only accommodate a Category A housing development for 10 dwellings, providing 5 first time buyer and 5 Jersey Homebuy dwellings.

Preliminary advice (PA/2009/2243) for an initial scheme of 12 dwellings (7 first time buyer and 5 Lifelong social rented homes) was given in March 2010, but despite the development of several sketch schemes, a planning application has yet to be submitted.

Due to uncertainties about development finance, including the likely amount of subsidies required to achieve affordable dwellings, it is possible that the site will be sold on.

Sites approved by the States of Jersey in 2008 (P.75/2008)

In July 2008, the States of Jersey approved Projet 75/2008, which rezoned 8 sites throughout the Island for Category A housing and primarily for Lifelong Homes. These sites remain zoned under Policy H2 of the 2011 Island Plan. Their current status is as follows:

- Fields 818 and part of Field 873, Trinity (indicative yield: 12 x Social Rented Lifelong Homes)**
 Planning permission (P/2008/2471) granted for 14 lifelong dwellings in February 2009. Building permission followed (B/2009/0304, B/2009/0331 and B/2009/0337) in July 2009. Work started in October 2009 and was completed in August/September 2010.
- Land north east of Maison St. Brelade (indicative yield: extension to form 8 units of accommodation)**
 Planning permission (P/2008/2065) granted for a 21 bedroom extension to Maison St Brelade in February 2009. Building consent (B/2009/1208) followed in February 2010. Work started in January 2011 and not yet complete.
- Fields 561 and 562, St. Mary (stipulated yield: 33 homes – a mix of f-t-b and both social rented and open market Lifelong homes)**
 Planning permission (P/2009/1600) granted for 33 dwellings in November 2009, providing a mix of first-time buyer, open market lifelong dwellings for the over-55s and lifelong dwellings for social rent. The approval was subject to a planning obligation being entered into. Building consent (B/2010/0234) followed in June 2010. Work started in June 2010 and was completed in February 2012.

- **Field 274, La Lourderie, St. Clement (*indicative yield: 34 Lifelong homes*)**
Planning permission (P/2009/2388) was granted in June 2010 for 42 lifelong dwellings for older people (over 55s). A Building Application has yet to be submitted.
- **Field 605, St. John (*indicative yield: 16 Lifelong homes*)**
Planning permission (P/2010/0112) granted in December 2010 for 17 open market lifelong dwellings for older people (over 55). Building consent (B/2011/0060) for 14 open market lifelong homes followed in April 2011. Work started in May 2011 and was completed in June 2012.
The development of this site is linked with the development of Field 148 Grouville (see comments for next site) and it has been necessary for the developer to obtain agreements with the Parish Constables in question and negotiate necessary land swaps.
- **Field 148, Rue des Maltières, Grouville (*indicative yield: 20 Lifelong homes*)**
Planning permission (P/2010/0126) granted in December 2010 for 20 social rent lifelong dwellings for the Parish of Grouville. Building consent (B/2011/0280) followed in July 2011. Work started in April 2012 and not yet complete.
Field 605, St. John and Field 148, Grouville will be tied together with a planning obligation agreement which will deliver a 45% open market life-long homes on Field 605 and 55% social rent homes on Field 148 (reflecting the wish of the owner to offer all the homes built on Field 148 to the Parish).
- **Langtry Gardens, Fields 516, 516A, 517 and 518, St. Saviour (*indicative yield: 98 open market Lifelong homes and 80 social rented Lifelong homes*)**
The current developer (Dandara) obtained EIA advice on a scheme for 111 dwellings and 110 apartments in October 2010. An amended planning application Planning permission (P/2010/1901) was granted in November 2011 to construct a retirement village comprising 48 social rented apartments, 32 social rented bungalows, 100 private cottages, a care home and a community centre. A Building application (B/2010/1273) for 86 cottages and 30 bungalows was approved in August 2011 and work started in March 2012. Revised building applications for 58 social rented flats (B/2010/1270) and the residential home (B/2010/1267) are currently pending.
- **Field 578, Trinity (*indicative yield: 36 homes - a mix of f-t-b and social rented Lifelong homes*)**
Planning permission (P/2011/0618) was granted in January 2012 for 39 first-time buyer homes and 4 social rented homes. This followed a review of the housing mix for the site envisaged when the site was originally zoned. Building consent (B/2012/0240) for Phase 1 (25 dwellings) was given in May 2012. Building consent (B/2012/0358) for Phase 2 (18 dwellings) followed in June 2012. Work has not yet started.

Other recent Category A proposals

- **Le Squez Estate Redevelopment (Phase 2), St Clement**
Planning permission (P/2009/0780) in July 2009 for redevelopment to provide 76 Category A dwellings (42 flats and 32 houses). Building consent (B/2009/0876) followed in February 2010. Work started in July 2010 on Phases 2a and 2b comprising 36 flats and 24 houses. The 24 houses were completed in May 2012 and the remaining units are not yet finished.
- **Le Squez Estate Redevelopment (Phase 2c), St Clement**
Planning permission (P/2011/1191) in November 2011 for the construction of 21 social rented flats and 3 social rented houses. Building consent (B/2011/1064) followed in February 2012 and work has not yet started.
- **Uplands Hotel (Field 1218), St. Helier**
An additional planning permission (P/2009/1092) was granted in January 2011 for the northern part of the Field 1218 at Uplands Hotel (Phase 2). The proposals were for 10 Category A dwellings (5 first time buyer and 5 Jersey Homebuy). Building consent (B/2010/0659) followed in August 2010. Work started on site in February 2011 and 9 of the 10 have been completed.

- **Field 91A (Lesquende), Belle Vue, St. Brelade**
Planning permission (P/2009/2419) was granted to Jersey Property Holdings in March 2012 for a mix of 20 lifelong houses and 35 lifelong apartments for over 55s. A Building application has yet to be submitted.
- **H3 (12) Field 633, La Verte Rue, St Peter**
Planning permission (P/2009/2082) was granted in June 2010 to the Parish of St. Peter for 14 social rented lifelong retirement homes and 1 warden's unit. Building Consent (B/2010/0602) followed in July 2010. Work started in March 2011 and was completed in February 2012.

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