

**DRAFT HOUSING (AMENDMENT No. 17) (JERSEY) REGULATIONS 200 (P.189/2002): AMENDMENTS
(P.189/2002 Amd.) - REPORT**

**Presented to the States on 5th November 2002
by the Housing Committee**



STATES OF JERSEY

STATES GREFFE

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Report

1. Under the Housing Regulations anyone arriving in the Island between 1980 and 1995 had no right or expectation to ever gain housing qualifications by virtue of continuous residence alone. In 1995, the States approved an amendment to the Regulations introducing a qualifying period of twenty years continuous residence. The first residents to benefit were those who had arrived during 1980 and qualified in the year 2000.
2. In January 2001, the States not only agreed to reduce immediately the then twenty year rule to nineteen years, but to further reduce the required residency period in stages, as soon as practicable, until a fifteen year residence requirement was reached.
3. In February 2002, the States overwhelmingly approved a further amendment to the Regulations which reduced the qualifying period from nineteen to eighteen years.
4. When considering the current proposal to reduce the eighteen years to seventeen years, the Committee took into account the States decision in 2001, and whether it might propose to decrease the period immediately to fifteen years. The Committee's view was that the States had supported its proposal so far based not only on the fairness of the amendment, but also on the limited impact that a yearly reduction would have on the demand for the housing stock. The impact of a larger incremental reduction is not easy to justify because of the difficulty in ascertaining the likely effect and the cost of a three year reduction at one time. Although to date only half of those who had sought proof of their qualifications under the eighteen year rule had claimed their rights by submitting a formal housing application form, it is recognised that the potential influx will be sizeable should the qualifying period reduce to fifteen years.
5. Figures taken from the 2001 Census indicating the year of arrival for newly arriving heads of households show the following:

Total Number of arrivals for heads of Household

1986	1987	1988
145	175	165

6. From the above figures it can be demonstrated that the potential **maximum** nett additional heads of households who qualify will amount to 485 if the fifteen year qualifying period is introduced now. The impact of the greater demand on 1(1)(a)-(h) accommodation by a one off influx of qualifiers will potentially have a significant impact on the housing market at one time.
7. If 10% of the potential persons qualifying claim a rent subsidy (a far higher percentage than experienced so far), the Committee's proposed reduction to seventeen years would be likely to produce an increased one year only cost of about £42,000, which can be absorbed within the Housing Committee's current budget. A reduction to fifteen years at this stage would result in a more significant increase in additional rent subsidy expenditure - if 10% of the qualifiers made a claim the cost would rise to about £144,000.
8. In general, and in accordance with the States 2001 decision the Committee does not disagree with the sentiments behind Senator Le Claire's report and amendment, but regrettably at this time is of the view that it cannot support this amendment.

29th October 2002