

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY M.R. HIGGINS OF ST. HELIER**

ANSWER TO BE TABLED ON TUESDAY 24TH FEBRUARY 2009

Question

Would the Minister for Housing complete the following table by inserting the numbers of persons in each category who were granted a J-Category consent by his Department in each of the years shown:

J-Category consents granted to:	2005	2006	2007	2008	2009*
Persons who were resident outside Jersey when the consent was granted					
Persons living in Jersey when the consent was granted					
Persons granted a consent with right to purchase a house					
Persons granted a consent with right to lease a property					
Persons granted a consent to stay in the Island for 5 years					
Persons granted a consent to stay in the Island for 10 years					
Persons granted a consent to stay in the Island for a period of other than 5 or 10 years					

* In 2009 for the period between 1st January and 16th February. All other years between 1st January and 31st December of the relevant year.

Answer

While statistics around “j’s” are readily available, and have been published on a number of occasions, to speedily and readily *re-collate* statistics in various formats on request is not a straight forward matter.

Furthermore, it is not a matter of discrimination under the policy as to whether a person is a newcomer to Jersey, or an established resident who has been *recruited* to a more specialist position to which j consent has been approved. As such, this is not a matter around which additional administration is undertaken.

As to restrictions around the ability to purchase or lease property, prior to 2006, a choice existed whereby an employer could buy a property, and enter into financial arrangements or otherwise with their employee, or the employer could lease a property for their employee. In 2006, a mechanism was introduced whereby the cumbersome means whereby employers had to buy on behalf of their employees was replaced, with a system whereby “j” employees could establish their own company through which to purchase a property. This was considered important is ensuring highly skilled employees continued to see Jersey as a desirable location. The practise of requiring any lease to be taken out through the employer however remains applicable, with some *additional* restrictions introduced in 2008 whereby some consents would only be issued specifically to lease property. These restricted “lease only” approvals have been issued in between 5 – 10% of cases, and are a useful

additional tool in deflating some of the upward pressure on house prices while giving extra flexibility in the “j” decision. Notwithstanding these restrictions, many “js” who are able to purchase nevertheless only end up leasing property - indeed, nearly 400 lease consents were issued to “js” in 2008 compared to just under 100 “j” purchase consents.

Bearing this in mind, and within reasonable practical boundaries, the relevant “j” *application* statistics for 2005, 2006, 2007, and 2008, are as follows:

	2005	2006	2007	2008	2009 (to 16 th Feb)
Approvals with time limit, terms of 1 – 5 years	316	288	198	192	15
Approvals without time limit	20	197	300	331	16
Total Approvals	336	485	498	523	31
Refusals	9	33	61	58	3
“Lease Only” j Approvals	n/a	n/a	n/a	46	3