



CHRISTIANS TOGETHER IN JERSEY  
HOUSING TRUST

*Helping provide homes to people in Jersey*

[www.ctjhousingtrust.org.je](http://www.ctjhousingtrust.org.je)

3 September 2020

Connétable Michael Jackson  
Chairman  
Environment, Housing and Infrastructure Scrutiny Panel  
Scrutiny Office  
States Greffe  
Morier House  
ST HELIER  
JE1 1DD

Dear Connetable

### **Review of the Bridging Island Plan**

I am responding on behalf of the Christians Together in Jersey Housing Trust (CTJ) to the Scrutiny Panel's request for input from stakeholders on the Minister's proposal to present a Bridging Island Plan to the States and to postpone the presentation of a 10 year plan until 2025.

CTJ's objective is to provide affordable housing to those in need.

The Island Plan is important to us in several respects, notably in the identification of potential sites for use for affordable housing, but more generally in relation to the likely demand for such housing in the next few years and the future use of property in the public estate.

In common with other social housing providers, CTJ finds itself in competition with commercial property developers when seeking potential sites for affordable housing and is at a disadvantage when it comes to funding a purchase, as when applying loan to value criteria, commercial lenders discount the value of a site if it is destined for social housing.

We have come to the conclusion that to undertake any substantial development for affordable housing, we will have to ask the Government to release to us some land in the public sector for that purpose.

We were invited earlier this year to meet with the Housing Strategy Panel to discuss the future supply of affordable housing and several Ministers attended the meeting, including the Planning Minister.

We expressed our willingness to contribute to the increase in the supply, but subject to that being financially viable, which as set out above we thought needed to be facilitated by the Government releasing some property to us.

While the Ministers were receptive to the possibility of this, it was clear that much would depend on the major strategic decisions that the States Assembly was scheduled to make about Migration and in the Island Plan, which at that time was expected to cover the decade from 2021.

Much has of course changed since that meeting, not least the surge in the need for short term housing for individuals displaced by the crisis of the pandemic.

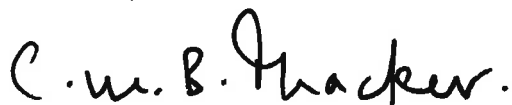
While CTJ is focussing on that short term need, we would like to be able to make longer term plans as well and in our view, the key to that is a decision from government about the release of sites from the public estate.

It appears from the list of items under consideration in the Bridging Island Plan that one item is "Land Use", another being Migration Policy.

If that means that the Bridging Island Plan will enable some property in the public estate to be considered for release for development for affordable housing, that would certainly be welcome to CTJ.

We do have a concern that if major strategic decisions have to await the decennial plan in 2025, it will not be feasible for the affordable housing trusts to make long term plans until then, so we hope that it will be possible for the Bridging Island Plan to extend to setting down criteria for future land use in the public estate, so that both the Government and the affordable housing trusts can rely on those criteria in respect of individual sites in the public estate which might be available for purposes of affordable housing.

Yours sincerely



**Advocate Charles Thacker**  
**Chairman - CTJ Housing Trust**