

### **2.3 Deputy J.H. Young of St. Brelade of the Minister for Planning and Environment regarding the shortfall in the supply of Category 'A' and affordable homes:**

Will the Minister inform the Assembly whether his departmental review of the policies of the Island Plan 2011 has confirmed a significant shortfall in the supply of Category A and affordable homes since 2011? If so, what action is he taking to bring forward revisions to the Island Plan policies to ensure this shortfall is eliminated and that the future need for affordable housing is met?

#### **Deputy R.C. Duhamel of St. Saviour (The Minister for Planning and Environment):**

Over 150 Category A homes have already been delivered against a target of 400 for the first 5 years of the Island Plan. It is also envisaged that there is a potential supply of over 800 Category A homes, including 500 for social rent, to be completed or construction commenced by 2017. The more difficult challenge is to bring forward a mechanism that delivers truly affordable homes, particularly when the development industry and the private housing market faces serious economic challenges. I will shortly bring forward an Island Plan amendment to set aside the policy that seeks to secure affordable homes as a proportion of private housing development contained in Policy H3 of the current plan, to replace it with one that focuses on the provision of affordable homes on States-owned sites and other private land through rezoning while still reflecting the spatial strategy of the plan.

#### **2.3.1 Deputy J.H. Young:**

That is good news that the Minister is going to review his policy. Could he give us some timescale of that, and indicate as well whether he will also be reviewing the number targets which are in Policy H1 as far as affordable homes from States-owned sites?

#### **Deputy R.C. Duhamel:**

The timetable is imminent, bearing in mind that any Island Plan review needs a substantial body of time to make sure that the Planning Inspector process is carried out effectively. This is a proper review, as asked by this House on a previous occasion, and I am intending that the whole thing will be discussed before the end of the year.

#### **2.3.2 Deputy K.L. Moore of St. Peter:**

The Minister says that this will be discussed by the end of the year. When does the Minister anticipate that building will take place?

#### **Deputy R.C. Duhamel:**

Building will take place as and when the building companies decide they wish to build and those who wish to purchase wish to purchase. There is nothing in my box of tricks or tools that I am able to do to ensure that. Buildings that are permitted, as the Deputy knows, are built in a record-breaking time. We do have some 1,400 houses that have been permitted ready for building at this time on our books and it is a matter of regret that due to the economic conditions, which are not just being felt by the Jersey community but worldwide, are not bringing those houses to be built in a short time period.

#### **2.3.3 Deputy J.H. Young:**

Would the Minister please confirm to the Assembly that not only does he have the resources to complete this review in a timely fashion, but he will be publishing his revised policies and proposals expediently and allow consultation with both Members of this House and the community as a whole?

#### **Deputy R.C. Duhamel:**

As the Deputy knows, it is a mark of my ministerial office that I do make a sensible attempt. In fact, I do encourage the widest possible consultation of all groups. Everything will be reviewed

properly, it will be done as fast as possible, and this Assembly will be given an opportunity, as they should be given, in order to discuss the amendments to the policies before the end of the year.