

**HOUSING STRATEGY 1998-2003**

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**Lodged au Greffe on 29th September 1998  
by the Housing Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

175

1998

P.201

Price code: A

# PROPOSITION

## THE STATES are asked to decide whether they are of opinion -

1. To receive the Housing Committee's Strategic Policy Report, "Housing Today, the Forecast for the Future and Proposals for Change", and to endorse the Committee's principal aims as set out on page 4 of the report.
2. To request the Planning and Environment Committee, for the reasons set out in section 2 of the report ("Supply and Demand"), to present to the States within three months a proposition to approve the rezoning of about 20 acres (45 vergées) of land for the construction of social rented housing, and a further 11 acres (25 vergées) for the construction of dwellings for purchase by first-time buyers.
3. To charge the Committee to investigate the introduction of a system of occupancy control for all residential accommodation as described in sub-section 2.2(ii) of the report, and to report back to the States with its recommendations.
4. To agree, in principle, that, as described in sub-section 6.3 of the report -
  - (a) initially up to 15 per cent of the Housing Committee's stock should be sold to Housing Trusts over the next five years, with the terms of each transaction to be approved by the States; and
  - (b) subject to the approval of sub-paragraph (a), the proceeds from the sale of housing stock up to a maximum of £60M should be placed in a Housing Investment Fund to enable the Committee, subject to the approval of the Finance and Economics Committee, to provide more social rented housing.
5. To agree, in principle, that the necessary steps be taken, as described in sub-section 3.2(iii) of the report, to introduce legislation to require that properties designated at the time of construction for occupation by first-time buyers should be sold onward only to other first-time buyers, unless otherwise agreed by the Housing Committee.
6.
  - (a) To agree that every effort should be made, both to control the growth of the population, and to provide more land for residential development in order that (for the reasons outlined in sub-section 3.4(i)) the twenty-year residence rule can be reduced, in stages, to fifteen years; and
  - (b) subject to the approval of sub-paragraph (a), to agree that the twenty-year residence rule be reduced to nineteen years with effect from 1st January 1999.
7. To approve, in principle, the amendment of the Housing (General Provisions) (Jersey) Regulations 1970, as amended, for the following purposes -
  - (a) to enable the Committee to control the occupation of inherited properties, as described in sub-section 3.4(vii) of the report; and
  - (b) as described in sub-section 3.4(ii) of the report, to increase from three years to five years the length of time for which persons who have become entitled to acquire property under Regulations 1(1)(b), 1(1)(c), 1(1)(d), 1(1)(e), 1(1)(f) and certain categories of Regulations 1(1)(h) and 1(1)(n), may leave the Island without losing that entitlement.
8. To approve, in principle, the amendment, as described in section 3.2(i) of the report, to the Building Loans (Jersey) Law 1950, as amended, to provide, when a States building loan is repaid before the due date, for interest payments made above the standard rate during the course of the loan to be credited against subsidies previously granted at a time when the applicant's income was lower.
9. To approve, in principle, the amendment, as described in section 3.3 of the report, of the Lodging Houses (Registration) (Jersey) Law 1962, as amended, for the following purposes -
  - (a) to provide a minimum notice requirement for lodgers of four weeks;
  - (b) to incorporate the present Code of Practice into the Law;

- (c) to give the Committee power to fix the annual registration fee for lodging houses; and
- (d) to require all persons taking in lodgers to register with the Housing Department.

## HOUSING COMMITTEE

- NOTES:
1. The text of the report accompanying this proposition was published separately.
  2. The Finance and Economics Committee comments are to follow.
  3. The Policy and Resources Committee comments are to follow.
  4. The Establishment Committee comments are to follow.