

Name...Senator T Le Main.....

Environment Scrutiny Panel

Design of Homes

Section 1: Public spaces, amenities and external perspectives

What is the value of public squares and spaces in the town area?

Essential

Comments on current amenity spaces including the use of water amenities.

In regard to Public Housing, amenity spaces are essential in housing developments but limited space and costs are a major factor in determining redevelopment etc.

Is there sufficient use of landscaping?

In public housing yes, certainly as we just do not have the space etc.

What would you like to see?

What is being missed?

Thoughts on what is needed in the future.

Section 1 continued

Individual choice

External Appearance.
How should colour be
used to contrast
individual units?

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Where should glass,
stone, brick or other
materials be used?

Yes

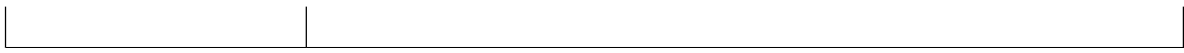
How should suitability
and context of buildings
be considered in relation
to the streetscape and
surrounding community?

Yes

Suitability and context of
new developments
considering surrounding
properties.

Other comments or
observations within this
section.

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Section 2: In the Home

How fit for purpose are modern garages?

What are the responses to hidden parking within developments?

How acceptable are current levels of storage?

In all Public Housing developments garages attached to houses are normally used for storage not parking the car.

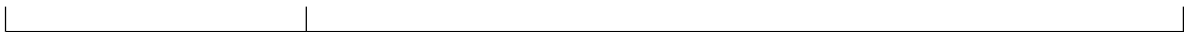
Acceptable in new housing accepting that space is limited on housing estates that exist, in fact the new Le Benefice has open parking and good storage sheds.

What are the current issues regarding noise intrusion?

How do current insulation standards within recent island developments meet with requirements of the Jersey climate?

Difficult on old housing developments

In regard to public housing - excellent just go and visit the newly refurbished Clos du Roncier - excellent



Section 2: In the Home Continued.

<p>Internal design and layout / Room sizes / Density (habitable rooms per acre).</p> <p>Experiences of room sizes, density of recent and future developments. Are they fit for purpose and contentment?</p> <p>Comments on Bedrooms, Kitchens, Bathrooms, Stairwells, Living rooms and circulation areas.</p> <p>How do the minimum sizes within the Planning Advice Notes effect living standards?</p>	<p>New developments for public housing are 10% larger than minimum standards but are <u>not</u> for first time buyers on rezoned sites</p> <p>Remember we have restricted land/sites and must match the costs of providing homes etc - inc density, room sizes to that land</p> <p>They are very acceptable in public social housing, redevelopments, refurbishments.</p> <p>What is a minimum size - you get comments on the small sizes at Sprectrum, yet young people love them and since being built have increased in value by 10%</p>
<p>Community shared facilities, laundry, gardening, cleaning.</p>	<p>No comment</p>
<p>Other comments or observations within this section.</p>	<p>No comment</p>

Section 3: The Island Perspective

What place is there in Jersey for modular construction, pre-fabricated units and timber frame properties.

Who for! As the Housing Department do not build new homes anymore perhaps the private sector.

Comment on renovation and rehabilitation of older buildings making them suitable for purpose.

How does sympathetic regeneration sit with the use of solar panels and other environmentally friendly options?

The Housing Department are first class at this, go and see Clos du Roncier.

Yes agree, but there would be a cost that public housing would find difficult to bear

Section 3 continued

What should the Island be doing with unused office buildings in St Helier to facilitate urban regeneration.

Old office buildings, which have lain empty for years should be encouraged to be included for private sector housing within the regeneration of the town areas.

Zero Energy Development. Carbon Neutral living.

No comment

What steps should the Island take towards embracing energy efficiency and environmentally friendly design?

All steps

No comment

How do we overcome traditional values to achieve those ideals?

It's all down to cost! Nothing else. In an ideal world we would achieve all these aims etc.

Section 3 continued

How usefull are models showing scale.

Very useful and essential

How would you define sustainability in relation to homes?

Affordability to construct homes to a decent standard without going overboard on providing everything that has a pay back period of many years, which renders the Housing Department and developers unable to contain reasonable build costs.

Section 3 continued

Other comments or observations within this section.

NB
Please be careful the scrutiny panel do not get carried away with aspirations of having affordable homes which because of "we should have it all" syndrome become impossible to find or provide homes etc at a cost affordable to the developer, provider and new home owners.

Other comments or observations.

It's important to remember that scrutiny do not get carried away with proposals or recommendations for the home providers use public housing that makes it impossible to be sustainable in funding etc. We have to be realistic in our aspirations for a home, even I as a home owner with no mortgage have to contain costs, yes I'd like solar panels, wind generation etc but one has to be realistic on the sustainability of costs etc.

Any submission to the Panel may be made in confidence if so required. All written and oral submissions will be uploaded to the Scrutiny website as a matter of course with the exception of any evidence received under a confidential or private agreement which, in accordance with Jersey Data Protection legislation, will not be released into the public domain

