

**COMMITTEE OF INQUIRY: HOUSING NEEDS
OF YOUNG PEOPLE**

**Lodged au Greffe on 5th October 1999
by Deputy T.J. Le Main of St. Helier**



STATES OF JERSEY

STATES GREFFE

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PROPOSITION

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

in accordance with Article 30 of the States of Jersey Law 1966, as amended, to approve the appointment of a Committee to Inquiry to investigate fully the housing needs of young people in the Island seeking to purchase their own homes and report back to the States with such recommendations, if any, as the Committee considers to be appropriate.

DEPUTY T.J. LE MAIN OF ST. HELIER

Report

The reason for bringing forward a proposal to the Assembly is that I am concerned at the lack of accurate information regarding the plight of young people who want to own their own homes. It is quite clear that there is no real idea of how many there are in this category, who they are, how many have children, where they are living, and what their financial and work circumstances are. The Committee of Inquiry would investigate the possibility of young people being able to have 100% States' loans, and look at interest rates and shared equity etc. The Committee would investigate the planning regulations which are of concern to the construction industry who are critical of the specifications required by the Planning and Environment Committee. There are great financial implications in having a society of residents who will, or would be, forced into States' social rented housing with rent rebates, social benefits. It is much more beneficial on all to continue to encourage home ownership. It is my opinion that there are sites available within the perimeter of the urban areas that have been discounted and also many small sites which could be built on – all within or alongside existing urban areas. Even outside these areas there are many infill sites and I am well aware of brown field sites which could be developed with developers willing and able to build 3 bedroom homes for under £150,000.

The Committee of Inquiry would provide the States with proper up-to-date information on the plight of young people so that proper consideration be given to their needs and aspirations. I would expect members of the public to give their views to the Committee before the final report was presented.