

# STATES OF JERSEY



## **ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – FORTY-FOURTH AMENDMENT POLICY H4**

---

**Lodged au Greffe on 12th July 2021  
by the Connétable of St. Brelade**

---

**STATES GREFFE**

**PAGE 2 –**

After the words “the draft Island Plan 2022-25” insert the words “except that within Policy H4, after the words ‘latest evidence of need.’ There should be inserted the words, ‘Residential developments should, in particular, include a proportion of smaller homes to encourage and enable ‘right-sizing’.”

**CONNÉTABLE OF ST. BRELADE**

**Note:** After this amendment, the proposition would read as follows –

**THE STATES are asked to decide whether they are of opinion –**

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, except that within Policy H4, after the words ‘latest evidence of need.’ There should be inserted the words, ‘Residential developments should, in particular, include a proportion of smaller homes to encourage and enable ‘right-sizing’.”

## **REPORT**

Numerous ‘pocket’ developments have taken place over recent years returning developers a reasonable return. The contribution of 20% of these type of developments to assist in mitigating the shortage of ‘right size’ homes at an affordable price would enable developers to utilise land efficiently.

The Objective Assessment of Housing Needs Report<sup>1</sup> identified the need for households to be able to right-size, and that it is not always economically possible for some people to downsize. The recently-published ‘Creating better homes: an action plan for housing in Jersey’<sup>2</sup> also refers to the need to “consider our aging society ... and helping older home-owners “right-size” into a new home, releasing more family units on to the market.” It goes on to state that “at present, people over 65 make up approximately 17% of Jersey’s population but account for about a third of all homeowners and live in a quarter of the homes in the island.” There is clearly an opportunity in developing a right-sizing policy that enables Islanders to live in homes that are the best fit for their needs and life-circumstances, and it is important that this is made explicit in the Bridging Island Plan.

### **Financial and manpower implications**

There are no financial or manpower implications in relation to this amendment.

### **CRIA statement**

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). It is important to encourage right-sizing to reduce under-occupancy, and ensure that families have the opportunity to live in homes that meet their needs and enable children to grow up in adequate housing.

---

<sup>1</sup> [Arc4 \(2018\): Objective Assessment of Housing Need Report](#)

<sup>2</sup> [Minister for Housing and Communities \(2021\) Creating better homes: an action plan for housing in Jersey](#)