

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SEVENTH AMENDMENT RESTRICTION OF PARISH PRIORITY

Lodged au Greffe on 9th July 2021
by Deputy I. Gardiner of St. Helier

STATES GREFFE

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After the words “the draft Island Plan 2022-25” insert the words “except that, within Policy H5, after the words “Affordable Housing Gateway” should be inserted the words, “, where no more than 50% of the allocation of affordable homes for purchase on any given site should be to people who are prioritised due to being able to demonstrate links to the Parish in which the homes are located, with no such restriction applying to people aged 55 or over,””.

DEPUTY I. GARDINER OF ST. HELIER

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 H5, after the words “Affordable Housing Gateway” should be inserted the words, “, where no more than 50% of the allocation of affordable homes for purchase on any given site should be to people who are prioritised due to being able to demonstrate links to the Parish in which the homes are located, with no such restriction applying to people aged 55 or over,””

REPORT

Planning is about creating a better future: protecting our environment for generations to come and enabling sensitive development that improves the lives of people now and over the long-term. The Island Plan is hugely important for Jersey. It sets out how, as a community, we will create homes; strengthen our economy; protect and improve our environment; provide for a good quality of life; and enhance what's special about our island.

[Bridging Island Plan 2022-2025 Page 2](#)

The key word I wish to focus on from this quote is 'community'. The idea of building a strong and inclusive Island wide Community – in line with our Common Strategic Goals, in line with our assessment of housing needs, and in line with the themes set out in the Bridging Island Plan itself.

This amendment to the Bridging Island Plan seeks to restrict the parish priority to 50%, recognising that parish links are important to many. It accepts that the parish system is a fundamental part of the Island - however at the same time recognises that the island remains only 9 miles by 5, and that we need to work together to ensure we continue to grow as an inclusive and integrated society. Indeed, one of our stated themes to the [Common Strategic Policy 2018-22](#), is that 'We will nurture a diverse and inclusive society'. This is a step towards that goal.

My proposition [P.53/2019](#) requested that parish links priority be removed from all affordable housing determinations and was, in my view, regrettably defeated. During the debate it was noted that P.53/2019 could capture those individuals with very strong links to a parish who were down-sizing and/or required Over-55s housing. This is not the intention of the current amendment which explicitly refers to restriction on parish priority for those purchasing affordable homes under the age of 55.

It was also noted during the debate for P.53/2019, the 50/50 split was raised as a potential compromise – which is part of the reason I have decided upon this amendment now

Jersey's shortage of housing is identified within the 'Objective Assessment of Housing Need Report' ("OAHNR"), published in January 2019, which sets out Jersey's housing requirements for the next decade. The OAHNR demonstrates an evidence-based Island-wide need for housing that will be used to inform affordable housing provision. Affordable housing that is assessed on the basis of need, and not on links to a particular parish.

Maintaining access to good homes has always required a partnership between government and business, to tend and develop the complex web of long and short-term action that is needed to balance housing supply to demand in a way that works for the wider island community

[Creating Better Homes: An action plan for housing in Jersey](#)

Taken from the Minister for Housing and Communities recent publication, this quote not only identifies the complexities of provision of housing, but the importance of housing to the wider island community.

The Government have recently commenced an [Island Identity consultation](#) – asking what makes our island special – and one of the main answers to this question has to be Our Community. This amendment is about representing all our community and ensuring that all qualified residents have an equal opportunity to access affordable housing schemes anywhere available for them and suited to their needs – regardless if they have connection to town or to the country of our Island.

Financial and manpower implications

There are no financial or manpower implications in relation to the reduction of the parish priority allocation of affordable housing, though it could be anticipated that there may be a decrease in the relevant administration tasks.

Child Rights Impact Assessment review

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). The amended clause does not affect the provision of affordable housing, rather it allows for a restriction of the prejudice inherent in the prioritisation of affordable housing for those who have close links to the parish.

The amendment further reinforces the terms of Article 2 of the United Nations Convention on the Rights of the Child – that Children’s Rights should be applied to all children without discrimination.

The homes in which our children grow up can have a profound effect on their physical and emotional wellbeing, often to the same extent as the social and economic factors that are traditionally understood to influence children’s life outcomes.

[Creating Better Homes: An action plan for housing in Jersey](#)