

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011): TWENTY-FOURTH AMENDMENT

Lodged au Greffe on 26th April 2011
by Senator A. Breckon

STATES GREFFE

ISLAND PLAN 2011: APPROVAL (P.48/2011): TWENTY-FOURTH
AMENDMENT

1 PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words “except that –

- (a) in paragraph 6.11 (page 226) for the words ‘Jersey Homebuy’ substitute the words ‘a shared equity scheme established by law’;
- (b) the revised draft Island Plan 2011 be further amended in such respects as may be necessary to amend all references to ‘Jersey Homebuy’ consequent upon the adoption of (a), in particular, in Policy H2 – Other Category housing sites and Policy 3 – Affordable housing;”.

2 PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words “except that –

- (a) in paragraph 6.11 (page 226) for the words ‘lifelong homes (for people over 55)’ substitute the words ‘lifelong homes (for people over 65)’;
- (b) the revised draft Island Plan 2011 be further amended in such respects as may be necessary to amend all references to lifelong homes (for people over 55) consequent upon the adoption of (a), in particular in Policy H3 – Affordable housing;”.

SENATOR A. BRECKON

REPORT

In the Island Plan Document it says this at –

6.30 (page 230)

“Since 2007 the Jersey economy has been through a significant economic downturn as a result of the global recession. In terms of factors that impact on housing demand in the Island these have manifested as higher unemployment, a reduction in finance employment, reduced job security, weak earnings growth, reduced availability of credit and lower inward migration. All these factors would normally combine to lead to a general weakening in the housing market and also in particular in the demand from local residents for owner occupation (the flipside being that demand for rented and social housing would rise).”.

The above describes in some detail – better than I can – the current difficult working, living and market conditions that are challenging many ordinary people on a daily basis.

The Island Plan Document goes on to say at –

6.32 (page 231)

“This change corresponds to a potential shift in demand for affordable housing of about 500 households from owner-occupied to rental accommodation, meaning that based upon current requirements, it is estimated that approximately 500 households are seeking rental and 500 seeking owner occupied affordable accommodation.”.

Amendment (1)

Jersey Homebuy Scheme

As a Member of the Public Accounts Committee, I have witnessed the confusion that the Homebuy Scheme has created, however, rather than dwell on this, I believe that a PROPER shared equity scheme modelled on a tried and tested systems from elsewhere should be put in place within a legal structure and framework, so that there are no misunderstandings.

This will be fair, transparent and equitable to those who seek assistance to buy and will be robust enough to stand the test of time and the vagaries of property purchasing.

Amendment (2)

Lifelong/Lifetime homes at 65 years of age

I should declare an interest in that I am over 55 but under 65; however, what I am proposing has no material effect on me.

I think that the setting of 55 years of age for qualification for lifetime homes has been a sop to developers – it has nothing to do with people’s actual property needs at 55, indeed it appears to be more to do with “downsizing”.

I have looked at GENUINE elderly housing linked to the Parishes and other providers and the occupancy of these homes are in the main populated by those in their 70s, therefore I believe a move to 65 is the right one and will not cause any inconvenience, except to speculators.

In my opinion if we are to properly address the housing needs of an ageing population then 65 is a more appropriate age.

Financial and manpower implications

There are no additional financial or manpower implications for the States arising from these amendments.