

## Minister for Children and Housing



19-21 Broad Street | St Helier  
Jersey | JE2 3RR

Connétable Mike Jackson  
Chairman, Environment, Housing and Infrastructure Scrutiny Panel  
Scrutiny Office,  
States Greffe,  
Morier House,  
St Helier,  
Jersey.  
JE1 1DD

12<sup>th</sup> September 2019

Dear Connétable Mike Jackson

### **Housing, Government Plan Review**

Thank you for your letter dated the 5<sup>th</sup> September 2019.

Please find attached a response to the initial written questions prior to the public hearing scheduled for 27<sup>th</sup> September 2019.

If you require any further assistance then please let me know.

Yours sincerely

A handwritten signature in black ink, appearing to read "Sam Mézec".

Senator Sam Mézec  
Minister for Children and Housing

D +44 (0)1534 440624  
E [s.mezec@gov.je](mailto:s.mezec@gov.je)

**1. What is the breakdown of the proposed allocation of £140,000 funding for 2020?**

This allocation provides housing policy officer support in Strategic Policy, Performance and Population, and potential consultancy fees for external support to develop housing policy.

**2. In the business case in R.91/2019 it states: ‘to support these options over £14 million will be available from 2021’. Please can you provide a breakdown of the costs totalling £14 million? Is this figure in addition to the £1,425,000 allocated for 2021, £1,450,000 for 2022 and, £1,450,000 for 2023? If so, where has this money come from?**

The £14 million allocation is broken down into two elements.

The first element, £10 million, will provide homeownership schemes for households who are unable to purchase a home in the open market based on the recommendations of the Housing Policy Development Board.

The second element, £4.5 million, relates to a continuation of the funding set out in response to question 1 (as above), and to provide a funding mechanism for recommendations made by the Housing Policy Development Board in relation to issues such as making the efficient use of existing housing stock (e.g. tackling vacant homes and incentives to support downsizing) and the introduction of support for innovative approaches to housing delivery.

**3. The business case further states that ‘a separate funding stream of £10 million will be established in 2021 to support home ownership schemes.’ Please can you provide a breakdown of this figure and how it has been estimated?**

This is identified in response to question 2 above. An exact breakdown of the figure is not available at this point because it depends on the type of assisted home ownership schemes that the Housing Policy Development Board recommend.

The £10 million figure has been estimated based on the funding allocated to the starter home deposit loan scheme in 2013, which provided £3 million to assist households with the cost of a deposit on purchasing a home. The scheme helped 50 households to purchase a home, and this figure has been upscaled to reflect current level of demand for assisted purchase schemes as evidenced by the Affordable Housing Gateway.

**Rights for tenants**

**4. What is the breakdown of the proposed allocation of £110,000 funding for 2020?**

This is to introduce part year funding for a Housing Options service as recommended in the Review of Access to Social Housing published in July 2019 and being considered as part of current programme of work to tackle homelessness in Jersey.

**Key worker accommodation**

**5. Please can you provide a breakdown of various key worker accommodation currently available across all sectors of workers?**

The current work with Andium Homes to support key worker accommodation is being delivered via three sites – The Limes (39 studio apartments); Plaisant Court (48 studio and two-bedroom apartments); and Hue Court (84 one-bedroom apartments and 6 two-bedroom apartments – under development).

Other accommodation is currently provided by Jersey Property Holdings to support a range of different employee groups as set out in the appended list.

The list includes “all staff accommodation” as well as accommodation that is not currently in use and has not, at the time of collation, been allocated to another purpose (Westaway Court).

Work is currently underway with housing consultant, Altair, to develop a key worker strategy, part of which is to provide a definition of what a ‘key worker’ is in the context of housing needs.