

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY A.F. CURTIS OF ST. CLEMENT
QUESTION SUBMITTED ON MONDAY 19th MAY 2025
ANSWER TO BE TABLED ON TUESDAY 27th MAY 2025**

Question

“Will the Minister advise what data, if any, he holds on the costs of housing construction in the private sector, including –

- (a) direct construction costs (e.g. structural works, internal fit-outs, electrical installations, landscaping);
- (b) professional service fees (e.g. architecture, structural engineering, legal, ecological, and drainage services);
- (c) total new-build costs per square metre;
- (d) total new-build costs per unit type; and
- (e) total extension or renovation costs per square metre;

and will he further explain how this data is used to inform and shape the Government’s housing policy?”

Answer

I do not hold this data, nor do I believe this to be information any Housing Minister has held or sought to hold, which would have limited utility relative to direct Housing Minister responsibilities.

The maintenance of construction cost indices are not something I believe to be a normal feature of government activities, although the Deputy may be aware of the existence of the Building Cost Information Service (BCIS) which provides a nationally recognised and Royal Institute of Chartered Surveyors-endorsed construction cost index. Whilst the availability of Jersey-specific data is more limited, BCIS data can provide a helpful benchmark for understanding construction costs in Jersey and this has informed the development of Government housing-related policy in the past, principally under the remit of the Minister for the Environment.

I understand that previous uses of such data have included the viability assessment associated with the then proposed Jersey Infrastructure Levy, and to consider the overall viability of the Bridging Island Plan.

Matters pertaining to private sector development costs also arise through the planning process, whereby viability assessments can be provided in support of planning applications to inform decision-makers.