

Government of Jersey

Jersey Housing Market Review

Review Report

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Ove Arup & Partners Limited
8 Fitzroy Street
London
W1T 4BJ
United Kingdom
arup.com

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1. Introduction

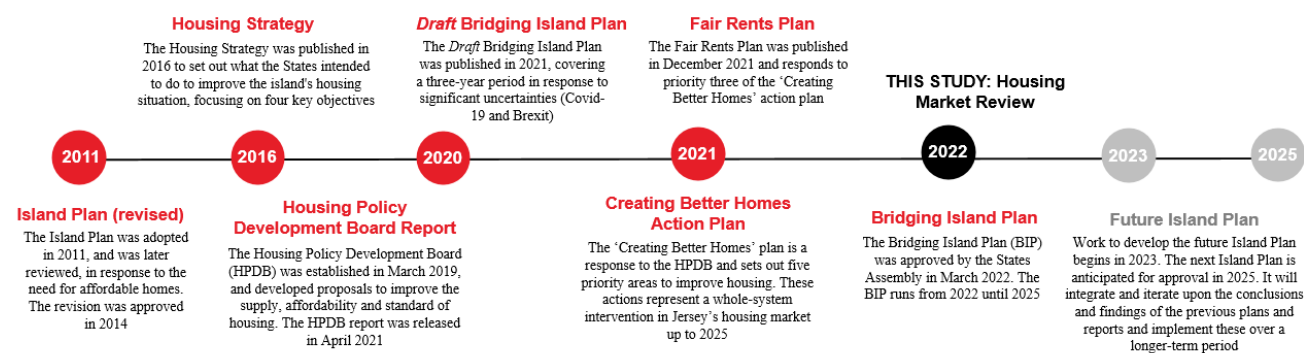
The Story So Far

The housing market in Jersey, like in the United Kingdom and other jurisdictions, is increasingly unbalanced and in need of reform. The Government of Jersey recognises this and has been working hard to rectify the issue for a number of years. Some past attempts to bring balance to the sector, such as introducing a policy requirement for affordable housing to be provided as a proportion of private housing development (former 2011 Island Plan Policy H3), have failed to take effect. Furthermore, any attempt to invest in affordable homes for Jersey locals, e.g., through financial assistance schemes, needs to be carefully managed to avoid inadvertently contributing to further price rises.

This Housing Market Review is intended to clarify the current situation, identifying the issues facing the market through a mixture of qualitative and quantitative data. In doing so, the Housing Market Review is intended as an evidence base to aid the Government of Jersey in setting Jersey on the right path to creating the right homes, in the right places for Jersey as part of the Island Plan.

Regardless of future levels of in-migration, more housing is required in Jersey to meet existing un-met demand and anticipated future demand. However, this attention and focus on the housing market is not a recent issue (see Figure 1). In 2018/19, a Housing Development Board was created and later published a Board report setting out recommendations to improve housing in Jersey. The ‘Creating Better Homes Action Plan’ and the ‘Fair Rents Plan’, published in 2021, further set out the concerns that housing had become a major issue in Jersey. Recent policy reflects this issue also, with the Bridging Island Plan making provision for over 4,000 homes between 2021-2025; of these homes, 1,425 homes will specifically be designated for affordable purchase and affordable rent.

Figure 1: Brief timeline of housing policy



Approach

In October 2021, the Government of Jersey (GoJ) commissioned Arup to undertake a Housing Market Review. It is clear that considerable work has been done to understand the housing crisis in Jersey in recent years. Historically there have been a number of housing-related reports, strategies and plans, with any action itself being either lacking or piece-meal, and ultimately less effective than originally envisaged. With the creation of a strategic housing and regeneration function within the GoJ, there is action now underway. However, the understanding of the local market needs to be refreshed and broadened in light of the growing housing problem, the post-covid economic challenges and the now States-approved Bridging Island Plan.

Hence this study builds on the work that has been done so far but has taken a much broader view on the issue. Building on findings from a substantial quantitative and qualitative evidence base, it has brought together a

range of informed stakeholders and partners to gain a full picture of the issues affecting housing from different perspectives.

An open, partner-based approach was central to baselining the current situation in Jersey and identifying the challenges facing its housing market. In the months leading up to publication of this Housing Market Review, the following activities were undertaken:

- a review of existing housing policy, issues, and current fiscal measures;
- a demographic and socioeconomic assessment of the island, largely informed by Statistics Jersey¹ publications;
- over 27 hours of interviews with informed stakeholders involved in housing in Jersey from public and private sector organisations and government; and
- a half-day ‘housing workshop’, debating issues with members of the Strategic Housing Partnership Board (made up of representatives from public and private sector organisations across Jersey’s housing sector).

Figure 2: Inputs to the study



Report Structure

The main body of the report presents a summary of the issues found to be affecting Jersey’s housing market. These issues and challenges have been identified through the policy review, socio-economic/demographic data analysis and engagement with key stakeholders intimately involved in the local housing market.

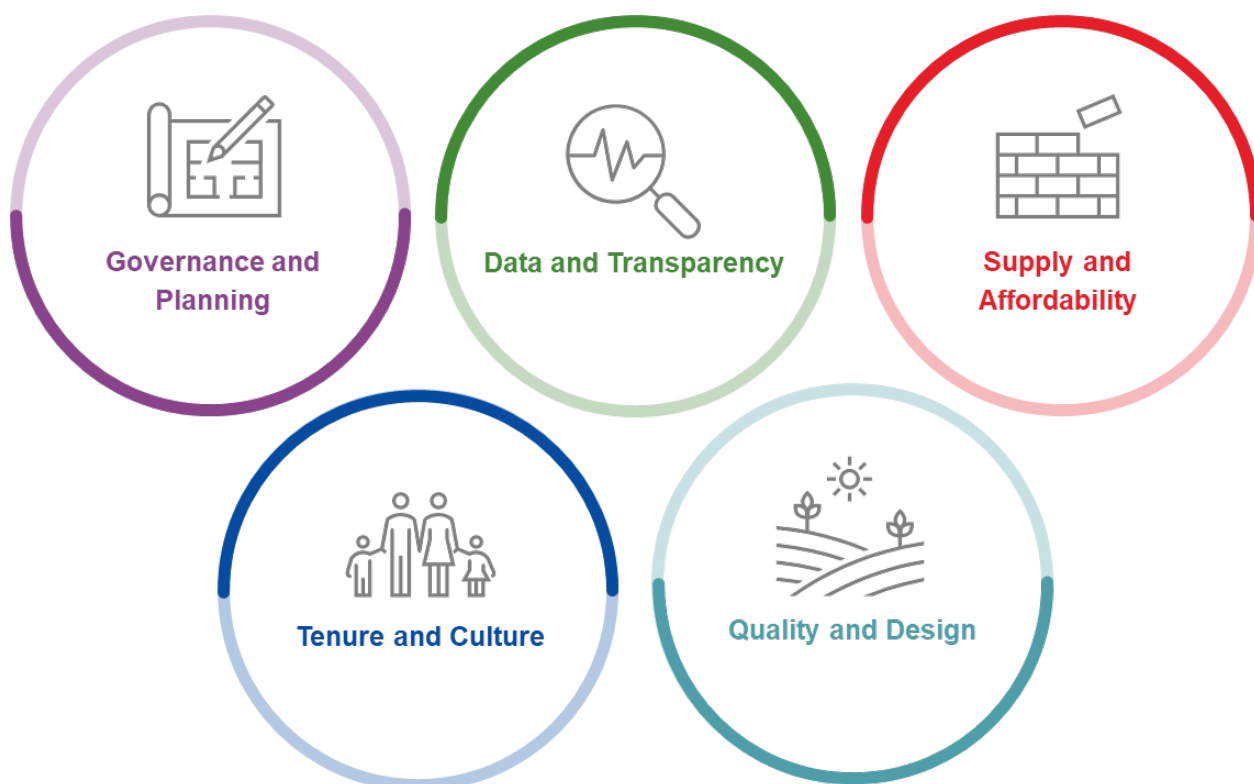
Stakeholder feedback has been incorporated into this report to supplement analysis where data is found to be lacking. Available data regarding the state of the market in Jersey is all contained within the Appendix, which is intended to provide a more detailed evidence base for interested readers.

¹ N.B. The HMR was written prior to the publication of 2021 census data.

2. Summary of Issues

A number of issues affecting Jersey's housing market were identified through quantitative analysis and engagement with local stakeholders involved in housing in the island. Each of the key issues affecting the functionality of Jersey's housing market is categorised under one of five overarching themes (see Figure 3): supply and affordability; governance and planning; tenure and culture; quality and design; and data and transparency.

Figure 3: The five overarching themes of this study



The remainder of this section presents a high-level summary of the key issues identified through analysis and engagement. It should be noted that the Housing Market Review was intended to summarise the issues facing Jersey's housing market, not to draw firm conclusions regarding options for intervening in these market issues. In identifying what issues affect the market, analysis necessarily indicates at a high-level where changes could occur.

2.1 Governance and Planning

A cohesive vision for growth

Whilst the 'Future Jersey' initiative and Bridging Island Plan go some way to outlining a medium-to-long-term vision for growth and placemaking, a longer-term, strategic vision is missing.

Through the 'Future Jersey'² report and Issues and Options consultations, Government of Jersey officials and islanders have already completed significant work to grasp the strategic, social, economic and environmental challenges facing the island. However, as with the question of population growth, there have been opposing

² Government of Jersey (no date) Future Jersey, available at: <https://www.gov.je/government/planningperformance/governmentperformance/pages/futurejersey.aspx> [Accessed 28/03/2022]

opinions expressed regarding whether Jersey should, in fact, be building more homes. And if new homes are to be built, what tenures they should be and which population groups they should be available to. This differs from the ‘objectively assessed housing need’ approach that land use planning adopts and a failure to reach consensus is hindering housing delivery.

Housing delivery and pipeline strategy

Stakeholders believe that there is limited planning when it comes to bringing publicly owned sites forward and securing a pipeline of sites for housing.

Whilst there is a GoJ Property Strategy and a governance structure around strategic property and land decisions, many comments received during interviews indicated perceptions that there is no comprehensive plan for bringing public sites forward, nor any assurance that once sites come forward, they will remain available. Referencing the drawn-out hospital site selection and the publication of Publicly owned sites for housing in late 2021³, there is a need to have clear timescales for when these sites are able to come forward for development, as many remain in use for government service delivery. Due to this, a number of stakeholders suggested that the GoJ is reluctant to release government-owned property and land for housing provision.

Discussions with housing providers and the GoJ were largely limited to individual sites. While individual sites are of course critical to boosting housing supply, discussions omitted the important role of placemaking unless specifically prompted. The States has brought forward a master planning approach to the Jersey Development Company (JDC)’s waterfront regeneration, as well as commissioning public realm and movement strategies, which are important evidence bases to underpin a place-based approach to planning. However, this does not appear to be the norm.

Clearer and stronger governance

Room to improve the internal delivery capabilities and capacity to improve the ability to deliver quality homes for all.

Since the outsourcing of the previous Housing Department, which became Andium Homes in 2014, stakeholders suggested that the GoJ have been left without sufficient internal resource to strategically lead the delivery of housing. The GoJ recognises that an internal team that is equipped with the knowledge, experience and power to oversee the delivery of homes on a practical level is essential to ensuring that the right homes are built, and in the right places. In particular though, the GoJ need the expertise to effectively act as the ‘client’ for the development programme of the States of Jersey Development Company and Andium Homes, ensuring that their property delivery is effective and delivering the types of housing needed in Jersey. Whilst the creation of a new GoJ housing and regeneration function goes some way to recognising this, it is important that the client expertise is also built in to enable adequate development resourcing to plug the existing gap.

The Bridging Island Plan Approach

The Bridging Island Plan approach sees housing through a land use ‘lens’, with competing interests and objectively assessed housing need estimates. In doing so, its sequential approach appears to conform to collective aspirations for Jersey but is at loggerheads with individual aspirations.

Going through the ‘issues and options’ stage of the Bridging Island Plan (BIP), the public view was that, collectively for Jersey’s population needs as a whole, St Helier should be the overall focus for future housing delivery and that selectively increasing housing density was a more sustainable and so preferred option. But from speaking to stakeholders as Islanders, this runs contrary to what people would like for themselves individually. Individually, many that we spoke to said that they and people they knew wanted to live outside of town and in lower density locations.

³ Government of Jersey (2021) Publicly Owned Sites for Housing, available at: [R Publicly owned sites for housing.pdf \(gov.je\)](#) [Accessed 20/04/2022]

This ‘sequential’ BIP approach leads to this dichotomy, although of course the authors concur in terms of the conclusions the BIP reaches based on the consultation carried out and still commend it as a sound plan.

Ultimately, the future of housing in Jersey is not just about sites and sufficient allocation, it is about strategic planning for future neighbourhoods and communities in the island. While the Island Plan provides evidenced clarity on where houses should be built and why, it needs to be complemented by a separate strategic delivery plan with a stronger housing ‘lens’, which sets out *how* homes will be delivered in Jersey. This strategic delivery plan would sit alongside a longer-term Island Plan (see “Pipeline of sites and Transparency”) and be distinct from any population or immigration policy.

2.2 Data and Transparency

Lack of Publicly Available Data

A lack of publicly available data perpetuates speculation about the factors driving up housing costs.

Multiple stakeholders underlined the impact of foreign investor behaviour in Jersey’s housing market driving up prices and out-bidding local residents in need of a home. Stories referenced foreign investors buying multiple flats in a single transaction to let them out, or simply to leave them empty and wait for their value to increase. There is no available data and therefore no transparency around multiple homeownership or foreign investors. One informed stakeholder suggested that property purchase by foreigner people accounts for only a very small proportion of annual transactions (although this could not be confirmed with accessible data). Regardless, the GoJ has acted to halt the creation of new share transfer units, which should stop foreign investment in new units going forwards.

Other stakeholder feedback indicated that it is common for Islanders themselves to purchase multiple properties to let out on the rental market. Without the data to assess the scale of multiple or foreign homeownership, it is impossible to determine whether these comments are in fact true or the degree of impact upon the market.

Pipeline of sites and transparency

A long-term understanding about what development sites will come forward (in conjunction with a ‘place-based’ vision about the contribution of those sites) will give greater certainty and transparency around planned growth.

With land being a scarce resource, GoJ does not want to ‘over allocate’ sites. Whilst understandable, this encourages a more short-term and incremental approach towards development. It also does not address more strategic questions around whether there could be reuse at La Collette, how to create greater polycentricity in Jersey (if that is desirable) and what is the balance between centralised development and incremental more local development.

Notwithstanding the Bridging Island Plan, with its three-year timeframe, the Island Plan typically functions over a 10-year timeframe. A 10-year vision for Jersey is already a relatively strategic and longer-term view, as many development plans in other jurisdictions cover a shorter time period. However, the Island Plan needs a significantly longer (20-25 year) horizon to really plan growth strategically. A longer timeframe would also help to ensure that policy has sufficient stability across political cycles to safeguard long term strategic delivery.

Political transparency

Enhanced data and a longer-term perspective could help politicians take a strategic view.

There are perceptions from partners that the process behind sites coming forward is obscure, that the success of sites coming forward or not is reliant on individual States decisions and that it is easy for individuals to “derail” delivery. Developers and housing providers called for more surety and security of pipeline.

With GoJ aspirations for vacant sites sometimes changing “at the eleventh hour”, all of the above diminishes the extent to which developers feel they can rely on sites coming forward for development. While the GoJ has a long-term, strategic responsibility for public land and typically faces competing political priorities for vacant land, housing delivery needs to be approached in a more transparent way going forward. This transparency would also go some way to alleviating perceptions expressed regarding Members reinforcing the 'status quo' because of vested interests. These claims overshadow a very genuine desire from States Members to tackle the issue of affordability, both for tenants and prospective homeowners. Efforts by States Members to demonstrate a firm commitment to addressing housing issues and maintaining transparency are encouraged.

2.3 Supply and Affordability



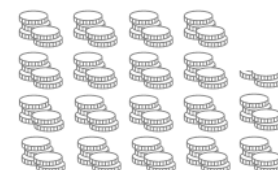
More than 1,800 households are registered on the Gateway to purchase an affordable home



Rental costs in Jersey are comparable to the UK's most expensive market, London



A one-bed flat costs 6.4x average annual earnings



A four-bed house costs 22.8x average annual earnings

Population and demand for housing

A fundamental issue that needs to be resolved is the question of who Jersey’s population is and, therefore, who housing provision is for.

The supply of housing in Jersey has been unable to keep up with demand. Although it is hard to judge exactly what the precise demand for housing is, all evidence suggests that there is significant un-met demand in the market.

Population growth and in particular immigration, whether seasonal or long-term, are controversial topics in Jersey: as in many places, opinions differ regarding who housing should be for. It is not for this report to enter into the details of population policy. However, there is a strong relationship between population change and housing demand. Additionally, the types of residents living in Jersey - for example, young couples that grew up in Jersey and are looking to start a family, long-term licensed workers, seasonal key workers or registered individuals - influence the type and tenure of property that need to be supplied. At the end of March 2022, some 1,055 households were waiting on the Gateway for affordable rental homes, while 1,847 were registered to purchase a home.

Given the relative scale of the population – and therefore housing market – of the island, the task of meeting housing ‘need’ is achievable. However, it is worth differentiating between the objective housing ‘needs’ of the population and housing ‘demands’; the latter being more aspirational and including, for example, multiple home-ownership.

Supply-side constraints

The housing delivery market in Jersey has fewer players when compared to other development markets in the UK, limiting the opportunity to create competition and doing little to reduce prices.

This supply issue is caused by a multitude of complex and intertwined issues. Some of these issues relate to other themes in this study, such as Governance and Planning (e.g., the need for a more comprehensive and longer-term vision for growth and regeneration) and Data and Transparency (e.g., poor transparency of available or upcoming sites). However, one of the main supply-side issues is the lack of players, and lack of

competition, in the house building market. A small number of key players exert significant presence and influence through concentrated site ownership, development, contractors and supply-chains capacity.

Despite being a free-market economy, high barriers to entry mean that the delivery market at present is restricted, with the small number of key operators dominating. There is a need to encourage other providers into the market to bolster market economy effects. This may, in turn, help to lower prices.

Affordability of housing

These two conditions – un-met and un-defined demand, together with a lack of supply side competition – are helping to keep house prices in the island high, and for many, unaffordable. Moreover, increased turnover and average prices of property in Jersey during 2021 compared to 2022 may be attributable to capital excesses built up in the Covid-19 pandemic, as seen in other jurisdictions around the world.

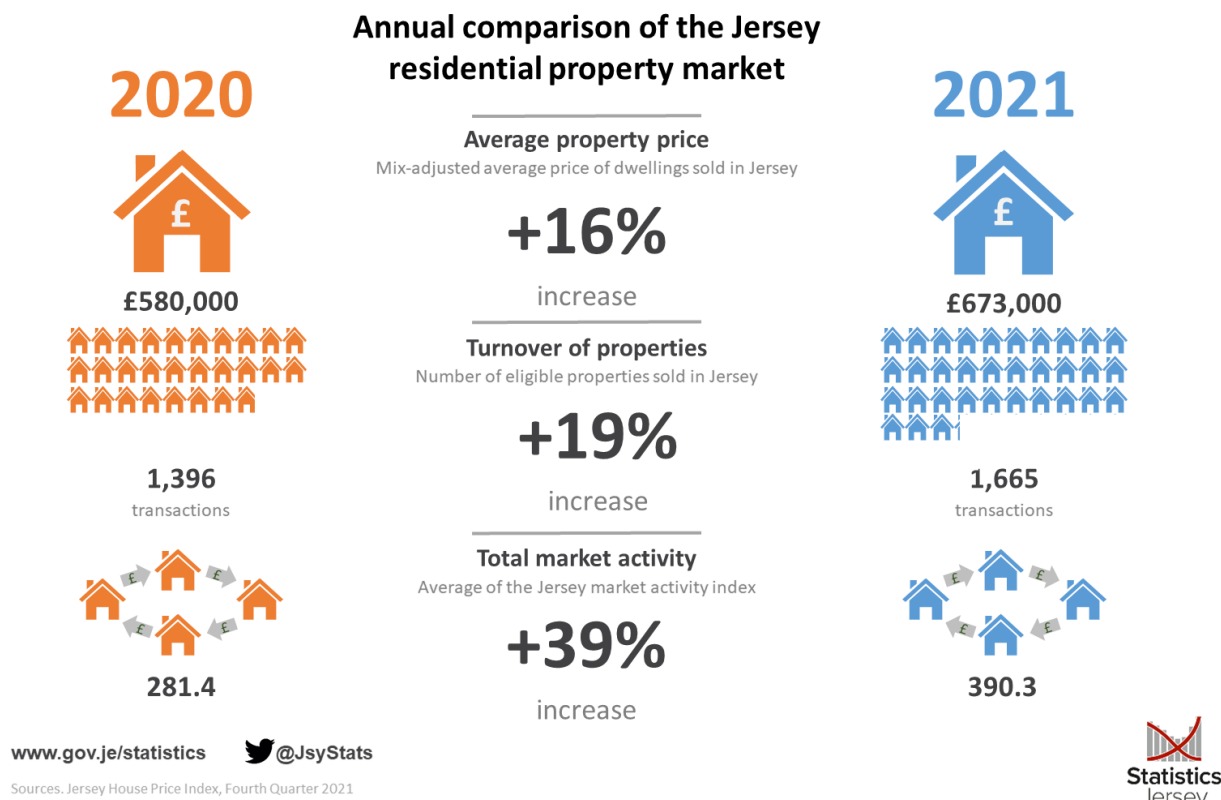
2.3.1 House price affordability

High house prices are a significant barrier to some residents purchasing their first home or buying larger homes as their families grow (getting on or moving up the “housing ladder”).

Over the last two decades, the price of flats and houses have risen faster than average earnings in Jersey. This has led to a situation where working households on average incomes have been unable to qualify for or service a mortgage at an affordable level (30% of gross household income or 40% of net income⁴) of any-sized house. Over the last five years, property prices have surged relative to earnings. In 2021, a household at the median (gross) income level could expect to pay 6.4 times household income to be able to purchase a one-bedroom flat (at median price). This ratio rises to 22.8 times annual household income for a four-bedroom house.

Jersey published the latest housing statistical update in February 2022, containing a comparison of the residential property market between 2020 and 2021, as summarised below:

⁴ The 40%/30% net/gross income expenditure on housing costs is a widely used and accepted measure of the extent of housing affordability. It is the definition of affordability used by Statistics Jersey in the quarterly House Price Index publications.



Even with the availability of a 6.0 times salary mortgage, moderately priced homes are still unaffordable for many households, leading to high demand for affordable purchase homes. Demand for affordable homes via the Gateway is currently higher for affordable purchase than for rental (as of November 2021, the split was 57% to 43%)⁵.

Further, categorising homes as “affordable” at 80% of the market rent is problematic. Linking affordable house prices to an already-inflated housing market is a barrier to those most in need. A more transparent mechanism would be to link affordability to income, rather than market price.

The impact of the affordability issue is compounded by Jersey’s island nature. For young people looking to start a family, and for whom larger, more appropriately sized homes are unaffordable, they cannot simply relocate to a neighbouring housing market area where prices are cheaper. Instead, they face the tough decision over whether to move away from the island entirely.

2.3.2 Private rent affordability

The private rental sector does not currently function as an affordable alternative to homeownership.

While the quality of data evidencing prices in the private rental sector is patchy, the Jersey Private Sector Rental Index indicates the greatest recent jump in prices (9%) between 2017 and 2018. Price increases have lessened year-on-year since 2018, with a 7% increase between 2018 and 2019, a 3% increase between 2019 and 2020 and a 2% increase between 2020 and 2021. A number of stakeholders provided indicative prices for different sized rental properties on the market at time of writing. These prices are comparable to London, the UK’s most expensive region. The Housing Advice Service notes that unaffordable private sector prices are driving increasing demand for state-provided affordable rentals.

⁵ The Housing Advice Service provided a figure of 1,425 people on the affordable purchase waiting list in November 2021, at the time of transfer to Andium Homes. Affordable Housing Month End Statistics indicate a total of 1,081 people on the affordable rental list in November 2021.

Moreover, high monthly expenditure on housing erodes a household's ability to save for a deposit and is compounded by the high cost of living in Jersey. Monthly expenditure on all non-housing goods and services in Jersey in 2014/15 was about 33% higher than in the UK and about 15% higher than in London. However, it is worth noting that average earnings in Jersey are consistently higher than in Great Britain⁶.

2.3.3 Social rent affordability

Demand for affordable homes, both for purchase and rental, outstrips supply.

Capping affordable rents at 80% of market value does not equate to affordable homes for everyone. Moreover, high demand for affordable homes means that even those who meet strict eligibility criteria to access affordable homes can spend years waiting to be homed.

At the end of March 2022, there were 1,055 households on the Affordable Housing Gateway⁷ waiting list for affordable rental properties. Andium, as the largest provider of affordable homes, plans to deliver hundreds of affordable homes for purchase and rental throughout 2022. However, with affordable rents tied to high market values, a discount of 20% (or sometimes more with individual housing trusts) does not equate to an affordable cost of housing for all. While the GoJ provides financial support sufficient to cover rent in affordable homes for those who qualify for Income Support, Andium has indicated previously that an 80% market equivalent rate creates affordability challenges for the 40% of their households not in receipt of Income Support⁸. Those who do not qualify can find themselves paying high rents which are not always cheaper than properties on the private rental market.

2.3.4 Cost of construction

The need to import both materials and labour leads to high construction costs which adds to the overall cost, and price, of homes.

Construction costs in Jersey were described by one stakeholder as “phenomenally high”, driven by the need to import materials and labour from abroad. Limited capacity to import materials at the port leads to delays, while costs have been exacerbated recently by the inflation caused by global materials shortages. No data could be found to tease out whether high construction costs are a greater hindrance for the delivery of affordable housing than the price of land. However, another stakeholder involved in the construction industry clarified that while high construction costs were a challenge for the delivery of affordable housing specifically, this challenge is ancillary to the high cost of land.

2.4 Tenure and Culture

Culture of Homeownership

People tend to aspire to own rather than rent a home, and many would prefer to live out of Town, rather than in it.

Jersey has a cultural desire or predisposition towards ownership as opposed to renting. This focuses on houses rather than flats, and predominantly in lower rather than higher densities, and with a preference for out of Town, not in Town, living.

⁶ Comparing data from the Jersey Index of Average Earnings (2014) and the UK Office for National Statistics ‘average weekly earnings’ dataset.

⁷ The provision of social housing in Jersey is primarily managed by the Government Housing Advice Service, which is responsible for overseeing the Affordable Housing Gateway (“The Gateway”). The Gateway provides a unified list of individuals eligible to access affordable housing and Andium, together with several Housing trusts, allocates its vacant homes from the Gateway and delivers new affordable housing for purchase and rental. Only residents with ‘entitled’ status are eligible for social housing accommodation.

⁸ Altair (2019) Affordability and Housing Supply in Jersey, available at: [https://www9.gov.je/SiteCollectionDocuments/Government and administration/ID Policy briefing on affordability and housing supply July 2019.pdf](https://www9.gov.je/SiteCollectionDocuments/Government%20and%20administration/ID%20Policy%20briefing%20on%20affordability%20and%20housing%20supply%20July%202019.pdf) [Accessed 20/04/2022]

On an island with diminishing land resources, current cultural aspirations regarding house-ownership need to be recognised and possibly challenged. The private rental market is not offering an affordable alternative, in part because the rental market is not fully functional as a competitive market due to its scale and Jersey's nature as a small island.

Long-term rental model

The role of long-term tenancies, akin to a European approach to rental, is underplayed in Jersey.

If people would prefer home ownership over renting 'at any cost', then compromise might be expected on what and where they buy. This means families having fewer bedrooms than they might prefer and being located away from where they might prefer.

In continental Europe, away from the UK culture of homeownership, there is a greater acceptance and embracing of the longer-term rental model. With surety of tenure - where a 'renter' (tenant) can have rights over occupancy, knowing that they can remain as long as they want to – people can settle down, grow roots and invest in both their home and their community. This requires rights to be given to tenants around length and type of tenure, rights about what can be done to a rental home (such as decoration and basic home improvements) and transparency over rent increases over time.

Rental for key workers and professionals

A key challenge for Jersey is finding an answer to how to house its key workers and professionals.

Reinforcing the findings of the Jersey Key Worker Housing Report (2019), a number of stakeholders referred to similar anecdotes of couples in well-paid professional roles, such as doctors and teachers, living together in Jersey yet unable to afford to buy a house. The takeaway was that this dilemma creates a challenge for Jersey in ensuring it can hold on to enough of the types of workers that it needs to function who would ordinarily expect to be able to buy a reasonable property. As an island, people cannot live in one place (such as a neighbouring authority or town) and commute into Jersey in the same way they might living elsewhere.

If key workers are to be retained in Jersey, there needs to be consideration of the housing options open specifically to them. This includes both key workers who have grown up in Jersey and also those that might move to Jersey. Ideally, key worker and professional roles would be taken by people invested in Jersey's future and who want to put down roots in Jersey.

Jersey-specific housing products

Housing products in Jersey need to reflect Jersey-specific form, function and design diversity across a range of locations.

From both a vernacular functional and an aesthetic perspective, the Jersey new build housing market lacks diversity. In contrast, the existing older stock across Jersey is quite diverse in both form and function. It is important that there is a range of housing products available in Jersey that suit the needs of a range of people.

Part of the challenge in offering a range of products includes making a greater rental provision, but this goes further. High-rise, flatted developments can deliver a greater number of homes per unit area, but often underdeliver on the aspirations of those who might live there. If more islanders are to accept living at greater densities (both in Town but also outside of it), then development will need to exceed current expectations regarding density.

As set out below, there is a need to ensure good design that embraces a 'Jersey vernacular'. From a culture and tenure perspective, this means things such as: high density development that is not a 'skyscraper'; avoiding a monoculture of flats but embracing duplexes and 'houses off the ground'; mixed communities where long-term renters live alongside home owners in stable communities; ensuring dense developments also have good quality open space including personal space for washing, BBQs and similar; and living in a way that promotes and incentivises sustainable and active travel whilst not cutting people off from private travel.

2.5 Quality and Design

Places not sites

Regeneration should consider ‘places’ as a whole and move away from the current focus on ‘sites’.

The Bridging Island Plan takes a place-based approach to plan-making, but beyond this, the language used in regeneration, economic development and housebuilding activities consistently speaks of ‘sites’.

Certain development to date shows the negative impact of neglecting a wholly place-based approach: for example, while the waterfront development has a masterplan element to it, construction began without a complete grasp on how people would access the site or how active and public travel would interplay with the Esplanade underpass. As a result, connectivity between the site, its inhabitants and Town is severed by a main road.

As part of a long-term planning strategy and high-quality development management decision-making, a place-based approach is a must.

Skills and capacity

Design skills and capacity are essential to delivering high quality design and place.

As with all areas of government, any policy must have the necessary skills and capacity in order to start and continue to deliver particular services or programmes. This holds for all sectors – government must have the necessary officer skills, numbers and member training, the private sector must have the necessary skills, capacity and willingness to prioritise design to promote quality and the voluntary sector and other industry stakeholders also need skills and resource to engage with the topic meaningfully and constructively.

In other jurisdictions, planning authorities offer design support and guidance to both answer pre-application queries on policy interpretation but also to give design and site-specific feedback on emerging proposals. This helps give enhanced certainty to those promoting development that their proposals are understood and in keeping with expectations.

A good example of design resource and advice is the ‘design review panel’ approach whereby a developer (whether or not they are yet an ‘applicant’) can seek professional design advice from a panel of experts. At present, the Jersey Architecture Commission provides this service, advising the planning service department on architecture and design for major and sensitive developments in Jersey. However, upskilling ‘in-house’ design skills, accompanied by updated design guidance, should help to ensure quality design at all scales of development.

A Design Vernacular for Jersey

An industry-leading design vernacular for Jersey is key to delivering the right sort of homes in the right location and in the right way.

Jersey is a unique place: ‘transplanting’ design ideas from elsewhere does not always work, nor do Jersey justice. However, design should not be different for the sake of it but rather reflect the blend of characteristics across the local environment. By developing a ‘Jersey vernacular’, this does not mean a singular new design for Jersey but a new set of principles, approaches and design elements which help to deliver what the GoJ would like to see delivered.

The development of a ‘Jersey vernacular’ could give an opportunity to develop considerable public and professional interest in housing and regeneration in the island. And good and locally responsive design will be key to driving culture change, improvements in delivery and quality and important elements of sustainable development (see section, below).

Linking quality and design with sustainability

Good design and quality are necessary preconditions for successful sustainable development.

The States Assembly voted in May 2019 to declare a climate emergency and subsequently adopted the Carbon Neutral Roadmap in 2022. The Bridging Island Plan seeks to promote a high standard of specification for buildings, talking about the need for sustainable design and techniques such as Modern Methods of Construction (MMC). Good design and quality have an important role to play in improving the sustainability credentials of development. A harder challenge is how to encourage, promote or require these standards to apply to existing buildings through so-called retrofit approaches.

Linking quality and design with density

Good design and quality are essential for increasing the density of development to deliver sufficient homes to sustain the island population in ways that are acceptable to islanders.

Good quality design is essential to demonstrate that less traditional types of home, such as flats and maisonettes, can be attractive alternatives to houses.

Linked to the perception that house ownership is the aspiration for people in Jersey and the acknowledgement that this will not be possible to achieve while also preserving the countryside, alternatives need to be built to a very high standard. Any flatted development must be of the highest quality to support an attitudinal shift in residents. This could include the development of a specific Jersey housing vernacular, which could be consulted on with the wider population. Flats and maisonettes that are attractive in their amenity offer, their aesthetic and their quality could be particularly beneficial in encouraging right-sizing, while countering the perception of rental flats as “stepping-stones” to purchasing a home.

The current trend in high-density development, based on recent completions, is for the provision of one- or two-bedroom flats. The almost exclusive provision of one- and two-bedroom apartments only reinforces the narrative that flats are wanted by single people, couples, and investors. Buyers or tenants in need of more than two bedrooms are not catered for in this area, and so housing options are limited for families. Effective implementation of Bridging Island Plan Policy H4 ‘Meeting housing needs’, which promotes diverse housing types, sizes (and tenures), will help to redress the overconcentration of one- and two-bedroom flats.

3. Next Steps

This Housing Market Review has used a mixture of qualitative and quantitative data to set out the current position regarding Jersey's housing market. The issues affecting the market have been categorised into five themes: **governance and planning; data and transparency; supply and affordability; tenure and culture; and quality and design.**

While the present review focussed on distilling market challenges, the stakeholder engagement process provided a wealth of perspectives on how to address these challenges. With the States of Jersey election scheduled for June 2022, and no doubt that housing will continue to be high on the agenda for States Ministers, it is essential that Ministers are familiarised with the findings of the Housing Market Review early into the new electoral term. Furthermore, it is recommended that additional work be undertaken to explore *interventions* in the housing market, building on the valuable ideas raised by different stakeholders through the Housing Market Review process.

A.1 Appendix

Please note that the HMR was written prior to the publication of 2021 census data.

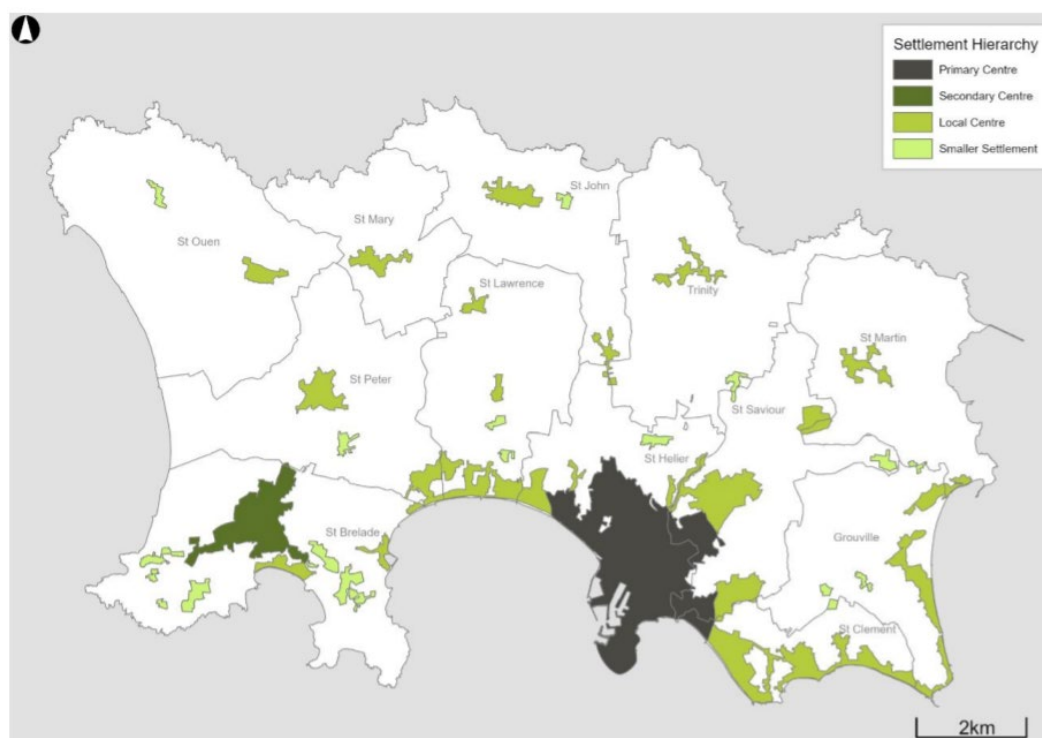
A.1.1 The Study Area

Located in the Bay of St Malo in The Channel, the Bailiwick of Jersey is 22km from the French coast and 137km south of the English coast. Jersey spans 120km² and is divided into 12 administrative parishes, ranging in size from St Clement (4 km²) to St Ouen (15 km²).

Planning policy in Jersey differentiates between built-up areas, the countryside and the coast. Much of Jersey's coastline remains undeveloped and beyond the built-up area boundaries there is a clear transition into open countryside. Figure 4 illustrates the location of Jersey's built-up areas, which are intended to be the focus for new growth⁹. The town of St Helier is identified as the primary centre for new growth, while Les Quennevais is identified as the secondary urban centre. A number of local centres and smaller settlements dispersed across the island are designated within the built-up area framework and are accordingly expected to accommodate a degree of growth in future years.

As Jersey is a self-contained island market, the entire island is deemed as a single housing market area.

Figure 4: Jersey Parishes and Settlement Hierarchy (Bridging Island Plan, 2022)



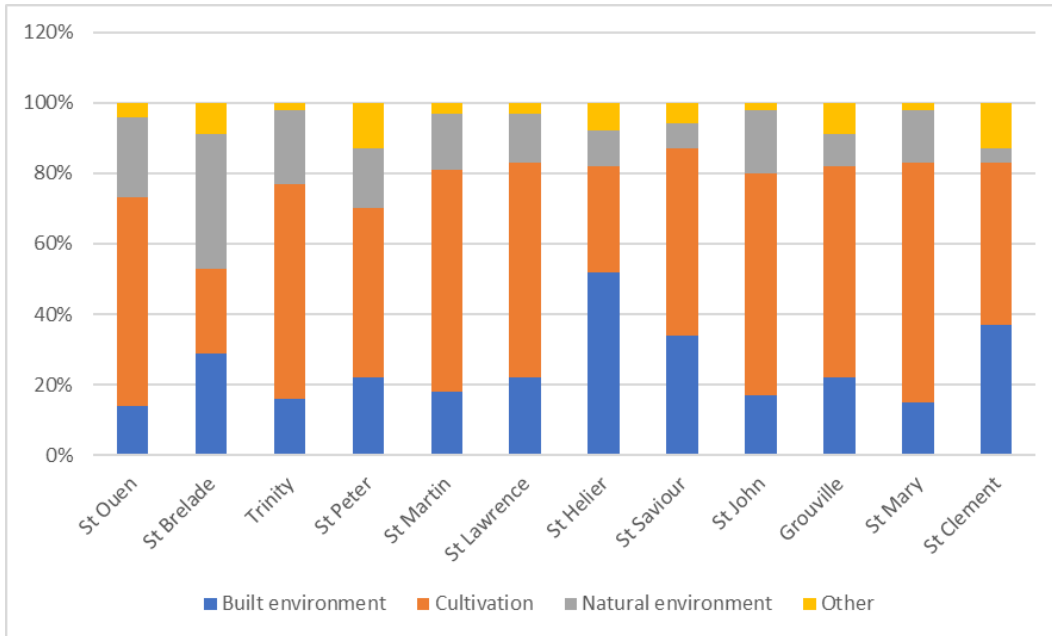
In 2017, approximately a quarter of Jersey's land was built upon (24%), over half was cultivated (52%), a sixth was natural vegetation (18%) and 'other' uses accounted for the remaining six percent¹⁰. 'Other' includes parks, golf courses, cemeteries, quarries, intertidal, sports fields, ponds, reservoirs, glasshouses and polytunnels over 200m². Figure 5 illustrates the relative proportions of land cover type across Jersey's twelve

⁹ Government of Jersey (2022) Bridging Island Plan, available at: [P Bridging Island Plan.pdf \(gov.je\)](#) [Accessed 22/04/2022]

¹⁰ Statistics Jersey (n.d.) Size and land cover of Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/Environment/Pages/SizeLandCover.aspx> [Accessed 24/12/2021]

parishes. St Helier is the only parish in which built environment represents the most prevalent land cover. St Ouen and St Mary contain the least built environment at 14% cover and 15% cover respectively.

Figure 5: Land Cover Type by Parish 2017 (Statistics Jersey)



A.1.2 Housing Need and Supply

Regardless of future levels of in-migration, more housing is required in Jersey to meet existing un-met demand and anticipated demand.

The Bridging Island Plan makes provision for up to 4,300 homes over the period 2021-2025, including a minimum of 125 units designated for key workers. Of these homes, 1,425 homes will specifically be designated for affordable purchase and affordable rent.

Government sites will play a critical role in the provision of affordable housing. Setting aside sites that are already under construction or have permissions, government/approved housing provider-owned sites are expected to provide almost half of the supply of affordable homes.

Privately owned sites are expected to provide the majority of open market homes.

To complement the delivery of new-build homes, the Government intends to promote a more efficient usage of existing housing stock. To tackle over- and under-occupation of homes, the Bridging Island Plan supports the provision of a proportion of right-sizing homes on sites zoned for the delivery of affordable housing.

Housing Need

Jersey's Objective Assessment of Housing Need (2019)¹¹ is clear that more housing is required in Jersey over the coming years. While migration is an important determinant of population and household change in Jersey, the need for more homes exists regardless of migration, due to population trends such as increasing life expectancy and reductions in the average size of households¹².

Moreover, housing need is not solely comprised of future need. Need figures should account for any backlog of unmet need under the previous Island Plan (2011-2020). As an example, the table below presents the expected shortfall and surplus of different types of homes over the three-year period 2019-2021¹³. The Future Housing Needs publication is informed by responses to the Jersey Opinions and Lifestyle Survey, for which 8% of private households in Jersey were randomly sampled (with a response rate of 32%).

With a shortfall in supply predicted for all except four- or more bed houses, the overall net shortfall of dwelling units is 2,680. Of this potential demand, over two-thirds (68%) are from households within Jersey that are planning to move home, while around one-third is from in-migrant households.

¹¹ Arc⁴ (2019) An Objective Assessment of Housing Need, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/Objective%20Assessment%20of%20Housing%20Need%20Report.pdf> [Accessed 24/01/2022]

¹² The figures calculated in the OAHN for future need have not been directly translated into the Bridging Island Plan, as the OAHN was calculated for a full-term Island Plan (2021-2030).

¹³ Statistics Jersey (2019) Jersey's Future Housing Needs 2019-2021, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20HousingNeedsSurvey2018%2020190328%20SJ.pdf> [Accessed 24/01/2022]

Table 1: Surpluses and shortfalls (supply-demand) by type and size of dwelling, three-year totals 2019 - 2021¹⁴ (Statistics Jersey)

Type / size		Total supply	Total demand	Surplus	(Shortfall)
Flat	1 bed	3,960	4,270	...	(310)
	2 bed	1,810	1,910	...	(100)
	3 bed or more	300	350	...	(40)
House	1 bed	460	780	...	(320)
	2 bed	960	1,880	...	(920)
	3 bed	1,650	2,710	...	(1,060)
	4 bed or more	1,220	1,140	70	...
Total		10,360	13,040	70	(2,750)

The table below examines the expected supply-demand balance over 2019-2021 by tenure type, revealing that the majority of potential shortfall is for owner-occupied properties (with more than half of this shortfall for three-bed properties). Registered accommodation available to non-qualified residents is predicted to experience the second greatest shortfall, particularly in two-bed properties.

Table 2: Surpluses and shortfalls (supply-demand) by tenure and size of dwelling, three-year totals 2019 - 2021 (Statistics Jersey)

Tenure / size	Owner-occupier	Social housing	Entitled / licensed private rental	Registered accommodation	Total
1 bed	(230)	(190)	0	(210)	(630)
2 bed	(520)	0	20	(520)	(1,020)
3 bed	(960)	90	(240)	30	(1,090)
4 bed or more	(130)	0	80	100	60
Total	(1,830)	(100)	(140)	(600)	(2,680)

The Bridging Island Plan (2022)¹⁵ recognises that population growth during the preceding Island Plan outstripped expectation, with average annual growth three times higher than anticipated (around 1,000 people per year, rather than 325). Statistics Jersey estimates that this additional growth and associated demand for homes led to a net shortfall of 1,800 homes over the period of the former Island Plan (2011-2020).

The Bridging Island Plan covers a three-year plan period from 2022-2025. However, the Plan takes a five-year view of housing supply (2021-2025). Accounting for estimated previously unmet demand and future demand, Jersey's objective housing development target is 3,750 homes over the period 2021 to the end of 2025, *in addition to* 125 key worker homes. However, the Bridging Island Plan (2022) seeks to make provision for additional homes above the anticipated level of demand - of **up to 4,300 homes over the five-year period (including a minimum of 125 units for key workers)**. New homes will comprise a mix of sizes and tenures, with **1,425 homes specifically allocated for affordable purchase and affordable rent**. Evidence from the Gateway as of December 2021¹⁶ demonstrates a particular need for one- and two-bedroom rental units (Andium Homes administer the waiting lists for affordable purchase). This is attributed to small young

¹⁴ All numbers have been rounded independently to the nearest 10; Individual rows or columns may, therefore, not sum to totals. Numbers contained within brackets are negative.

¹⁵ Government of Jersey (2022) Bridging Island Plan, available at: [P Bridging Island Plan.pdf \(gov.je\)](#) [Accessed 22/04/2022]

¹⁶ Government of Jersey (2021) Affordable Housing Gateway Month End Statistics, 31st December 2021, available at: <https://www.gov.je/SiteCollectionDocuments/Home%20and%20community/ID%20Affordable%20Housing%20Report%20Report.pdf> [Accessed 22/01/2022]

families and elderly down-sizers struggling to find appropriately sized and affordable accommodation in the private sector.

Housing Supply

Housing supply is comprised of both new-build and second-hand properties. It is typical for the second-hand market to provide most of the available housing supply at any given time, with new-build sales encompassing a relatively small proportion of total transactions. However, as established in the Housing Need section above, demand for housing in Jersey largely outstrips supply. The States of Jersey recognises the shortfall of new homes delivered under the previous Island Plan (2011), coupled with expected demand from a growing population. Accordingly, they have set a new-build target which requires a notable increase in average annual build rates (in recent history, this rate has been about 400 homes per annum).

New-Build Homes

The Housing Land Availability and Assessment of Sites (2021)¹⁷ has informed the Bridging Island Plan's estimation of where new-build housing supply will come from during the plan period. The table below sets out the main sources of supply expected to deliver the housing target.

Table 3: Sources of housing supply (Government of Jersey, 2021)

Supply source		Five-year supply estimate 2021-25	
		Affordable	Open Market
Under construction (end 2020)		625	700
Planning permission (March 2021)		0	700
Town Capacity	Private sites	0	600
	Government/approved housing provider sites	425	150
Windfall (outside of Town)		0	500
Rezoning – affordable housing		375	0
Rezoning – supported housing		0	87
Total estimated supply		1,425	2,737
		4,162	

Looking at sites that are already under construction or have permission, government/approved housing provider-owned sites are expected to provide almost half the supply of affordable homes. Privately owned sites are expected to provide the majority of open market homes. The States of Jersey has most surety regarding sites within its ownership. A range of factors, including the availability of labour, the commercial value of sites, land ownership, and variable costs of construction mean that a degree of uncertainty necessarily affects private provision of housing.

¹⁷ Government of Jersey (2021) Housing Land Availability and Assessment of Sites, available at: <https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/R%20Housing%20land%20and%20assessment%20of%20sites%20KP%20RB.pdf> [Accessed 25/01/2022]

The use of government-owned land to help meet the need for affordable homes is identified as a clear policy objective of the Island Public Estate Strategy 2021-35¹⁸. A number of government-owned sites within the Island's built-up areas are expected to be released to arms-length housing bodies and housing trusts during the plan period for residential development, supply up to 425 affordable homes.

In addition to releasing sites within the built-up area, the States have rezoned (released) some greenfield land around the edge of the island's existing built-up areas for affordable housing through the Bridging Island Plan. Fifteen such sites, totalling circa 12 hectares across seven parishes, are identified in Policy H5, with a further two sites rezoned through Policy H7 for supported housing. Together, these sites are expected to supply around 450 affordable homes over the plan period. If development of affordable homes has not commenced on these sites within three years of the Bridging Island Plan's approval, the States may utilise its compulsory purchase powers to expedite housing delivery.

Key Worker Accommodation

The States of Jersey recognise that there are high vacancy rates across key public services. Jersey's island geography and limited training opportunities means that Jersey often has to rely on off-island recruitment to fill vacant positions. However, recruiting and retaining staff is complicated by factors such as legal restrictions to work and housing for immigrants and a lack of affordable accommodation. Housing assistance through the Affordable Housing Gateway is primarily available only to immigrants who reach qualified status (a process which takes 10 years), amplifying the acuteness with which high housing costs are felt by these off-island "key workers".

Previous work commissioned by the States of Jersey suggests a need to carefully define this term to underpin any related policy interventions¹⁹. No formal definition has been adopted as yet, however, in broad terms "key workers" are workers whose role is seen as essential to maintaining key public services, such as health, education and children's services. In theory, the definition could be expanded to include specific types of workers whose skills are in short supply in Jersey (for example, construction labourers or hospitality staff). At present, agricultural and tourism industry workers are distinguished in policy as "rural workers".

The Bridging Island Plan recognises a shortfall in accommodation for key workers. In response, Policy H8 sets a housing supply target of at least 25 homes per annum specifically for this group to be built in the built-up area. This supply is expected to be met through a review of current and vacant/outworn key worker accommodation, as well as other Government owned sites. The Bridging Island Plan proposes that all "key worker" accommodation be affordable.

Efficient Use of Housing Stock

However, building new homes is only part of the housing supply story. Over- and under-occupation of homes, coupled with low turnover of existing stock, is a key barrier to a functioning housing market. The Bridging Island Plan recognises the important role that increasing the efficiency of the existing housing stock will play in supplying the types of properties that are in high demand. The OAHN notes that demand for larger homes (three-bed plus) in particular outweighs supply. Demographic and household evidence suggests that over 40% of homeowners in Jersey, a group which is disproportionately comprised of the over-60s, are under-occupying their accommodation. Ensuring a sufficient supply of smaller accommodation and encouraging people who are under-occupying their homes to move into this smaller accommodation (known as 'right-sizing') will release larger, family homes onto the market.

To support right-sizing ambitions, the Draft Bridging Island Plan supports the provision of a proportion of right-sizing homes on sites zoned for the delivery of affordable homes. Access to these homes would be managed through the Gateway to ensure only those who are right-sizing are eligible to occupy them.

¹⁸ Government of Jersey (2021) Island Public Estate Strategy 2021-35, available at: <https://statesassembly.gov.je/assemblyreports/2021/r.52-2021.pdf> [Accessed 25/01/2022]

¹⁹ Altair (2019) Key Worker Housing Project, available at: [Government of Jersey Key Worker Housing Report v2.0.pdf](#) [Accessed 27/01/2022]

A.1.3 Key Entities in the Housing Market

In many ways, the key entities in Jersey's housing market mirror those in housing markets in other jurisdictions. However, a notable difference in Jersey is that the Government has effectively outsourced its housing management and delivery to two arms-length limited companies (Andium and States of Jersey Development Company) and several housing trusts.

Player	Role
Government of Jersey (GoJ)	The GoJ sets the tax and regulatory context for the housing market. It also creates planning policy through The Bridging Island Plan, which determines which sites or broad areas are zoned for development. In addition, the GoJ can choose to release public-sector land for development.
Private developers	Private developers, such as Dandara, are the companies or individuals that purchase land and prepare it for construction. This might involve designing what the site will look like, obtaining planning permission and connecting to water and electricity lines. In some cases, developers will also build out the homes.
Builders / construction companies	Home builders are responsible for physically constructing the home(s), in accordance with their approved design. This entails sourcing tradesmen and building supplies, as well as managing a construction crew. Construction companies may also be developers.
Jersey Development Company (JDC) (Government of Jersey)	JDC is the GoJ's commercial property development arm. It was set up following government approval of P73/2010 "Property and Infrastructure Regeneration: The States of Jersey Development Company Limited" in 2010. It is run by an independent board and is accountable to its sole shareholder, the GoJ. It is responsible for completing the development of the St Helier Waterfront and regenerating Government-owned property no longer required for the delivery of public services. It has no policy-making functions or remit to develop master plans.
Andium Homes (Government of Jersey)	Andium Homes is the GoJ's arms-length affordable homes provider, set up following P.33/2013 "The Reform of Social Housing" and P.60/2014 "Housing Transformation Programme: Memorandum and Articles of Andium Homes Limited". Its sole shareholder is the GoJ. Initiatives are Government-led, with development implemented on land that has been entrusted to Andium by the GoJ. Andium manage the island's largest assisted purchase scheme, as well as delivering homes for affordable purchase and affordable rental.
Ports of Jersey (Government of Jersey)	The Ports of Jersey is a limited company wholly owned by the Government of Jersey. It operates the island's airport and harbours. The Ports intend to enter the housing delivery market by creating a new, residential-led waterside community in St Helier.
Parishes of Jersey	The parishes may lead on the development of new affordable homes, identifying suitable sites and allocating housing to those in need, such as elderly parishioners.
Housing Associations	Various housing trusts operate in the island. Some are charities offering affordable housing, while others cater specifically to vulnerable segments of the population. Providers have access to and responsibility for allocating those on the social housing waiting list (the Affordable Housing Gateway). These trusts may purchase, develop and build on land using loans for which the GoJ is the ultimate guarantor. In other cases, the GoJ may entrust land to them for housing provision.
Housing Advice Service	The GoJ Housing Advice Service provides information, advice and support for Islanders regarding all aspects of housing. Members of this team assess applicants to the Affordable Housing Gateway and determine their level of need.

Buyers	Individuals or families who purchase a property with the intention of living in it personally, using it as a holiday home, or holding it as a rental property. In Jersey, only entitled or licensed residents can purchase property. In the case of properties bought by share transfer, a company is the buyer.
Sellers	Land or property owners who are looking to sell.
Tenants	The person(s) who have the right to occupy a residential unit that is the subject of a residential tenancy agreement. The occupiers pay rent to the property owner in exchange for the right to live there. Tenancies are governed by the Residential Tenancy (Jersey) Law 2011 (updated 2021).
Landlords	The person(s) who grants the right to occupy a residential unit that is the subject of a residential tenancy agreement. Landlords can seek accreditation under the voluntary Rent Safe Scheme, which indicates their commitment to tenant's welfare and complying with housing standards.
Estate Agents	Estate agents oversee the acquisition and disposal of properties. They market properties and act as the go-between for any potential buyers and the owner of a property.
Mortgage Lenders	These are the financial institutions that offer and underwrite loans used to purchase or maintain a home or land. Mortgage lenders in Jersey can choose to follow the voluntary Code of Practice for Consumer Lending, which aims to promote responsible lending.

A.1.4 Housing: The Policy Context

Housing is a main priority for the Government of Jersey. This section reviews existing policies in Jersey that are relevant to housing, these include:

- Bridging Island Plan (2022-2025),
- Government Plan (2022-2025),
- Creating better homes: an action plan for housing in Jersey (2021),
- Fair Rents Plan (2021),
- Housing Policy Development Board Report (2021),
- States of Jersey Key Worker Housing Report (2019); and
- Proposed Regulation of Consumer Lending (2019).

The interdependencies between these policies is complex, and each policy document looks at housing through a different lens. The Creating Better Homes document goes furthest in bringing the issues together to tackle them cohesively – and the Fair Rents Plan, for example, was published to meet the Creating Better Homes ambition to improve the rental market in the island. Despite these different perspectives, the broader issues around housing are acknowledged in each of the policy documents, and these are low supply, high demand, and affordability.

Bridging Island Plan (2022-2025)

Initial work to review The Draft Bridging Island Plan commenced in 2019, at the time when a 10-year plan was intended. In response to the impact of the Coronavirus pandemic and Brexit transition, Ministers proposed the development of a bridging Island Plan to cover a shorter period, 2022-25. The Bridging Island Plan represents an initial response to the period of significant uncertainty, which will be iterated and improved in the subsequent Island Plan to respond to the current economic and population contexts.²⁰

The Bridging Island Plan guides development in the island and promotes the sustainable development of land and buildings, with development to be focused in built-up areas. The plan comprises two parts: a report of strategic policies and a proposals map. In relation to housing, the Plan refers to the Objective Assessment of Housing Need (OAHN) and makes clear that more homes are required in the coming years as people live longer and household size continues to reduce, as well as to respond to increases in the island's population.

The Plan acknowledges there is a particularly significant demand for larger three- and four-bedroom homes for purchase. The Plan states that the price of an average house in Jersey was c.£630,000 in 2020, up from c.£430,000 at the start of the previous Island Plan period in 2011; and that the average cost of a four-bedroom family home is currently £1.164m. During the same period, the Housing Affordability Index, which indicates whether a working household with average (mean) income can purchase a property affordably, declined by 11%.

The Plan recognises that population growth is assumed to have been significantly higher than previously anticipated, by an additional +325 people a year, averaging around +1,000 people a year over 2011-2019. This trend is largely permanent migration, as on top of the +1,000 people per year, there are an additional 1,000 seasonal jobs in the island in June that are not present in December²¹. As a result, a net shortfall of 1,800 homes had arisen over this period. While some of the demand associated with this shortfall may have been

²⁰ Draft Bridging Island Plan (2021) available at: <https://www.gov.je/SiteCollectionDocuments/Environment%20and%20greener%20living/C%20Draft%20Bridging%20Island%20Plan%20Digital1.pdf> [Accessed 28/01/2022]

²¹ Statistics Jersey (Dec 2020) Labour Market, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Jersey%20Labour%20Market%20Dec%202020%2020210429%20SJ.pdf> [Accessed 31/01/2022]

met by existing supply in the housing market, it is reasonable to assume that the remaining unmet demand is contributing to the housing pressures (and associated increases in price) currently experienced in Jersey. The Plan intends to make homes more affordable for Islanders by building approximately 1,425 new affordable homes by 2025 and improving the design and standard of new homes.

Government Plan 2022 - 2025

The Government Plan is a strategic framework designed to meet the commitments made in the Common Strategic Policy, which was developed by the Council of Ministers in 2018. The Plan aims to support the sustainable economic, social, environmental, and cultural wellbeing of Jersey, which requires partnership between government, businesses and Islanders. The current Plan (2022 to 2025) brings together revised spending and investment plans to support strategic priorities, and addresses legacy issues (like the new hospital, government headquarters, Fort Regent and IT infrastructure.)²²

The Plan brings together income and expenditure decisions, to improve transparency of government finances, by providing the financial context for spend, as it links money to priorities to provide a holistic view of priorities, outcomes and finance. It also balances the certainty with flexibility by adopting a detailed one-year plan within a rolling four-year approach, ensuring absolute clarity about income and expenditure for the 12 months ahead, as part of a four-year financial outlook. Every year, there will be an updated Government Plan, looking in detail at the year ahead within a refreshed four-year financial and economic outlook.

The priority areas for the current Government Plan are:

- Responding to COVID-19
- Legacy challenges
- Revitalising the economy
- Population growth and climate change
- Health and wellbeing
- Investing in the future

In terms of housing, the Government Plan 2022-25 acknowledges that housing construction has not kept pace with population increases, and persistently low interest rates have incentivised buy-to-let investments, and that this has made housing costs a ‘growing problem’. The Plan notes that 2022 will see the impacts of the end of ‘share transfer’ dwelling units and the ban of buy-to-let sales in the South Hill and Waterfront development. The Plan references other policy documents and the steps that have been made to support families, improve migration controls, increase housebuilding, enhance tenant protection and address excessive rent rises.

The Plan introduces a new affordable purchase product for 2022 – backed by £10 million of investment – intended to help more Islanders own their homes. The Plan also takes steps to ringfence £13 million land value from the development of South Hill to support future assisted purchase schemes. The Plan refers to the newly created Political Oversight Group and Strategic Housing Partnership which aims to bring together the whole housing sector. The Plan notes the new neighbourhoods in the north of St Helier, and advanced plans for hundreds of new homes on the Waterfront. The Plan states that it will take some time to see the impact of the Creating Better Homes plan, but that housing issues are a central priority.²³

²² Government Plan 2022 to 2025, available at:

<https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Government%20Plan%202022%20to%202025.pdf>
[Accessed 28/01/2022]

²³ Government Plan 2022 to 2025, available at:

<https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Government%20Plan%202022%20to%202025.pdf>
[Accessed 28/01/2022]

Creating better homes: an action plan for housing in Jersey (2021)

The ‘Creating Better Homes’ plan was published in 2021 and sets out five priority areas to improve housing for Islanders. Taken together, these actions represent a whole-system intervention in Jersey’s housing market up to 2025.²⁴

Table 4: Summary of the five priorities and associated actions

Policy priority	Actions
Priority 1: Stronger system leadership	<p>This priority will establish the following groups:</p> <p>‘Strategic Housing Partnership’ – that brings the full range of housing sector actors together, with representatives from government departments.</p> <p>‘Creating Better Homes Political Oversight Group’ – that draws together political leaders; and</p> <p>‘Strategic Housing and Regeneration team’ – to create capacity for housing issues.</p>
Priority 2: Increase supply, manage demand	<p>This priority will:</p> <p>Put in place a range of new policies and systems to support the housing delivery targets established in the draft bridging Island Plan.</p> <p>Set out new policy, including an updated definition of Affordable Homes, that will support the target for delivery of Affordable Homes established in the draft bridging Island Plan.</p> <p>Prepare Supplementary Planning Guidance to establish the required mix, type and tenure of homes to be delivered on affordable housing sites.</p> <p>Develop a long-term pipeline of land release by the end of 2021. This will include decisions on key public sites and a review of methods and opportunities to ensure the strategic use of private sites; and</p> <p>Ensure housing availability and housing policy considerations are fully considered in the development of new migration controls and the future population policy.</p>
Priority 3: Rental choices for all	<p>This priority will publish a Fair Rents Plan, that will:</p> <p>Respond to the recommendations of the current review of Social Rent policy.</p> <p>Extend eligibility to social housing through the affordable housing gateway.</p> <p>Expand protections provided by the Residential Tenancy Law to private sector tenants.</p> <p>Respond to the need to protect private sector tenants from excessive rent rises; and</p> <p>Set out a high-level framework for a future social housing regulator.</p>
Priority 4: Help to own a home	<p>This priority will:</p> <p>Publish work to understand the scope and effectiveness of current and historic affordable purchase and intermediate housing products; and</p>

²⁴ Creating better homes: an action plan for housing in Jersey (2021) available at: <https://statesassembly.gov.je/assemblyreports/2021/r.98-2021.pdf> [Accessed 28/01/2022]

	<p>recommend options to strengthen and expand the support available for affordable purchase.</p> <p>Invest up to £10 million to support delivery of affordable purchase support in Jersey.</p> <p>Commission a review of homebuyer access to mortgage advice and credit, locally and globally, to identify any improvements that might be made in Jersey.</p> <p>Develop a policy framework to support right-sizing, in order to increase access to family homes; and</p> <p>Remove the ability for developers to create new share transfer dwelling units.</p>
<p>Priority 5: Build stronger communities, putting children first</p>	<p>This policy will:</p> <p>Retain and enhance the strategic focus on putting children first.</p> <p>Provide additional support to individuals through a Housing Advice Service and specialist support for those at risk of homelessness.</p> <p>Develop a clear definition of key workers, for the purpose of accessing accommodation, and support the delivery of 25 key worker homes each year through to 2025.</p> <p>Ensure the contribution of better homes to the health and wellbeing of Jersey residents is fully considered as part of the development of the Jersey Care Mode</p> <p>Ensure the integrated development of planning and housing policy.</p>

The Creating Better Homes action plan includes a Housing Affordability Flow Chart, which sets out the mechanisms underlying house prices (duplicated in the ‘Further information’ section of this report).

Fair Rents Plan (Dec 2021)

The ‘Creating Better Homes’ action plan committed to the creation of a Fair Rents Plan, which was published in December 2021. The Fair Rents Plan supports ‘Priority 3’ of the Creating Better Homes action plan: ‘Rental choices for all’, and does the following:

- Introduces an 80% cap on rents in the social sector, and a freeze on Andium rents in 2022.
- Expands eligibility to social housing (i.e., entry age for applicants without children reduced to 40+).
- Updates on progress to enhance protection under the Residential Tenancy Law.
- Sets out how private sector tenants will, in the future, have recourse against unfair or unjustified rent increases (i.e., reinstate the Rent Control Tribunal in 2022, giving private sector residential tenants the opportunity to appeal to an independent body if they believe their rent is excessive).

The Fair Rents Plan acknowledges that change ‘will not happen overnight’, rather, the plan is intended to lay the foundation for improving the rental market in the island.²⁵

²⁵ Fair Rents Plan (2021) available at: <https://www.gov.je/Government/Pages/StatesReports.aspx?ReportID=5496> [Accessed 28/01/2022]

Housing Policy Development Board Report 2019

The Housing Policy Development Board (HPDB) was established in March 2019 to examine the housing market in Jersey and to develop comprehensive proposals that improve the supply, affordability, access to, and standard of housing in the island. The HPDB report was released in April 2021 and concludes that Jersey's housing market is not fit for purpose and will not improve without bold action and significant change from the status quo.²⁶

The report acknowledges that:

- Housing is expensive in Jersey and that housing affordability is one of the main challenges facing the Island's housing market. Home ownership is increasingly out of reach for residents with average incomes.
- Open market developers and developers of affordable housing in Jersey face some significant challenges in Jersey's construction sector, namely land supply and costs. Other challenges developers may face include the future of the construction market and workforce, particularly if construction in Jersey increases significantly along with planning-related delays and access to finance and funding.

Right-sizing

There is a need for 'right-sizing': older people over 65 make up c. 17% of Jersey's population but account for about a third of all homeowners in the island and live in a quarter of the homes in Jersey. Estimates show that there will be c. 11,000 more pensioners living in Jersey by 2035.²⁷ There is a significant under occupation of housing (living in accommodation with two or more 'spare' bedrooms) among older people. The supply and options of housing for older people are limited in Jersey, with a particular lack of extra-care style accommodation, which can be a barrier to right-sizing into smaller properties.

Two-tier housing market

The 'two-tier' housing market is referred to by the report. Jersey currently has a housing market which restricts access to rental and owner-occupied housing through residential and work status, in effect creating a 'two-tier market' with a primary market, accessed by those with residential qualifications or "licensed" work status, and a secondary market which those without residential qualifications rely upon. The report states that the two-tier market has a negative impact on access to quality, suitable accommodation for some portions of Jersey's population. And in international terms, Jersey and Guernsey are unusual in including restrictions on the occupation of rental dwellings in their local legislation.²⁸

States of Jersey Key Worker Housing Report (2019)

The Key Worker Housing Report was published May 2019 and looks into housing options for Jersey's key workers. The report examines the suitability of current key worker housing and sets out potential solutions to address staff recruitment and retention pressures faced by several government departments.

The report notes Jersey has high vacancy rates in areas of Health, Education and Children's Services provision, and there have been difficulties in both the recruitment and retention of staff in these areas. Jersey's island geography and limited training opportunities means that Jersey relies on off-island recruitment (whether of people new to Jersey or returnees) to fill vacant positions.

The report identifies the following pull factors and barriers to recruiting and retaining government key workers:

²⁶ States of Jersey (2021) Housing Policy Development Board Final Report

²⁷ States of Jersey (2021) Housing Policy Development Board Final Report [page 8]

²⁸ States of Jersey (2021) Housing Policy Development Board Final Report

Table 5: Key Worker Recruitment and Retention Push and Pull Factors²⁹

Stage	Pull factors	Barriers
Recruitment	Funding for training. Higher salaries. Additional responsibilities. Low tax regime. Similar culture to the UK. Moving benefits. Perceived lifestyle benefits.	International skills shortages. Significance of moving to Jersey. Employment, health and housing. Difficulties in securing accommodation prior to moving. Probation period.
Retention	Provision of key worker accommodation (where this is available). ‘Settling’ of family members (particularly dependents). Lifestyle benefits. Reported good work-life balance. Better career progression opportunities.	Cost of living, particularly housing affordability. Housing quality. Lack of preparedness to make the move to Jersey. Weaknesses in the on-boarding process. Lack of clarity over employment and housing policy. Sense of inequity between permanent and locum / agency staff.

The report identifies the findings and recommendations³⁰ for the Government of Jersey, these are:

- Adopt a definition of ‘key worker’.
- Review employment practices that may create barriers to the recruitment and retention of key workers.
- Develop new good quality key worker accommodation, including short-term ‘landing’ accommodation for new arrivals, long-term leased accommodation, and partial ownership.
- Make any required changes in legislation to facilitate the delivery of the key worker accommodation solution.

Proposed Regulation of Consumer Lending (2019)

The Government of Jersey published a report for consultation in 2018 regarding proposed consumer lending regulation. The consultation ran until January 2019.

The report states that:

²⁹ Government of Jersey Key Worker Housing Final Report (May 2019) available at: <https://www.gov.je/SiteCollectionDocuments/Home%20and%20community/Government%20of%20Jersey%20Key%20Worker%20Housing%20Report%20v2.0.pdf> [Accessed 26/01/2022]

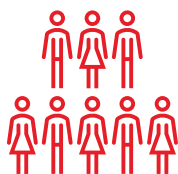
³⁰ Government of Jersey Key Worker Housing Final Report (2019) available at: <https://www.gov.je/SiteCollectionDocuments/Home%20and%20community/Government%20of%20Jersey%20Key%20Worker%20Housing%20Report%20v2.0.pdf> [Accessed 21/01/2022]

- Aside from the requirements of Jersey's anti-money laundering and countering the financing of terrorism, lending and the provision of consumer credit is not a regulated activity in Jersey.
- Whilst a proportion of lending activity in Jersey is carried out by regulated deposit-takers, there is a segment of the lending market which is outside of the ongoing supervision of the Jersey Financial Services Commission (JFSC).
- Most unregulated lenders in Jersey conduct themselves with good standards and adhere to the voluntary Code of Practice, however, there is concern that without legally binding minimum standards and supervision, some parts of the consumer lending industry may not uphold these standards.
- There are 'general concerns about market conduct and the existence of credit providers [operating with] unfair terms and conditions,' and Jersey consumer credit customers are not sufficiently protected from harm.

Therefore, the consultation report proposed that consumer lending business be brought fully within the scope of financial services regulation and thereby directly within the oversight of the JFSC. Responses will be considered by Government to ensure that the proposals are proportionate while achieving the required protection for consumers. Government, in consultation with the JFSC, will take the responses into account when developing detailed proposals for implementing the regulation of consumer lending. There will be further consultation on the detailed proposals.

A.1.5 Demographic and Socio-Economic Profile

Demographic and socio-economic dynamics are a key driver of change in housing markets: they are an important influence on housing demand, both now and in the future. In this chapter the current demographic and socio-economic profile of Jersey is detailed³¹.



Population and Residential Qualifications

- The estimated resident population of Jersey is 107,800.
- Half the resident population was born in Jersey.
- The population trend is toward growth, at a rate of approximately 1% per annum. Net inward migration is the primary cause of resident population growth.
- 82% of residents have residential qualifications, 3% are spouses of qualified persons, and 13% have no residential qualifications.



Age trends / life expectancy

- Life expectancy at birth in Jersey is 80.8 years for males and 84.6 years for females, higher than in England.
- 66% of the total resident population are of working age.
- About a sixth (18%) are above working age.
- About a sixth (17%) are below working age.
- The percentage of the population who are of working age has remained stable (from 2001 to 2011).



Ethnicity

- A large majority of residents identify as white (approx. 97%).
- Fewer than half (46%) of Jersey residents consider their ethnicity to be 'Jersey'.
- A third (33%) consider themselves to be 'British'.
- About one in twelve (8%) Jersey residents consider themselves to be Portuguese or Madeiran.
- About 3% of residents refer to themselves as Polish.



Earnings

- The mean average weekly earnings for full-time equivalent (FTE) employees in Jersey in June 2021 was £820 per week, while the median was £610 per week.
- By sector, average earnings (per FTE) ranged from around £500 per week in hotels/restaurants to £1,120 per week in financial services.
- Earnings remain essentially flat in real terms, increasing by only 0.5% over the 20-year period to 2021.

³¹ N.B. The HMR was written prior to the publication of 2021 census data.



Employment and Economy

- The GDP of Jersey was £4,528 million in 2020, down -9% from the previous year – however, this is likely due to the Covid-19 pandemic, as GDP grew steadily in five years up to 2019.
- In terms of employment, the largest sector is financial and legal activities (22%), followed by the public sector (14%), education and health (13%), and wholesale and retail (12%).
- In terms of the economy, the financial services sector represented the largest component of total GVA in 2020, accounting for almost two-fifths of total GVA.
- The productivity of the Jersey economy (GVA per FTE) has been declining throughout most of the last two decades.



Educational Attainment

- Overall, educational attainment increased between 2001 and 2011.
- In 2011, 34% of residents had a higher education qualification, and 45% had up to secondary-level education.
- Around 80% of residents have secondary-level education or better, and 20% of residents have no qualifications.



Better Life Index

- Overall, the Better Life Index score is 6.6 (out of 10), which ranks Jersey 19th out of 41 nations. This score places Jersey slightly above the OECD average, but below the United Kingdom and France.
- Jersey's overall housing score is 5.64, which falls below the OECD average (6.52) and France (6.57), although is ahead of the UK (5.72).
- The average proportion of net income spent on housing in Jersey during 2015 was a quarter (26%), which was joint highest (with UK and New Zealand) of all OECD nations.

Population

- Population growth in Jersey is steady, averaging around 1,000 people a year between 2011 and 2019.
- There are an additional approx. 1,000 people in the island during the summer, however this is a transient population made up largely of seasonal workers¹.
- Growth in recent years has been higher than the anticipated, by an additional +325 people a year, but averaging around +1,000 permanent people a year.

As of 2019 year-end, the estimated resident population of Jersey was 107,800³². The resident population increased by 11,700 over the 10-year period to 2019, with net inward migration accounting for 80% of this increase.

Net inward migration is the primary cause of resident population growth: in 2019, Jersey had net inward migration of 1,000 people (a decrease from a peak of 1,500 in 2015). Natural growth plays a small role in population growth, contributing around 90 people to the population in 2019 (a decrease from a peak of almost 400 in 2011).

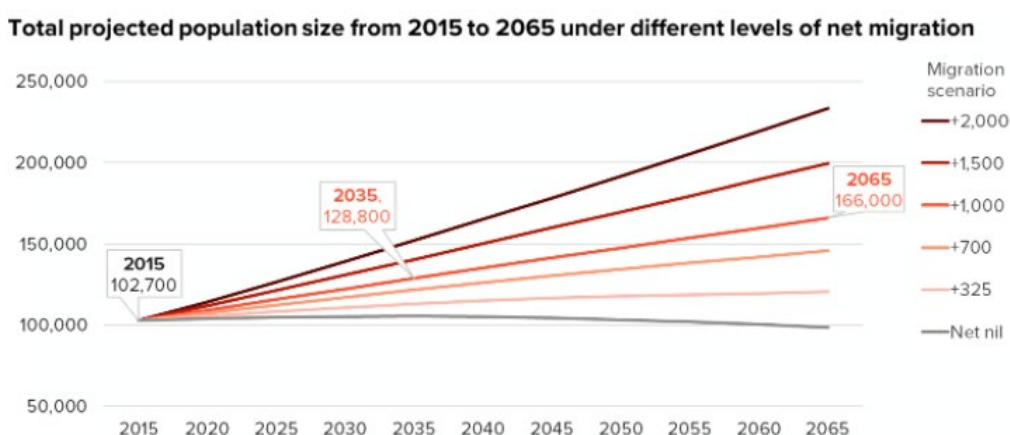
The average increase in the resident population from natural growth and net inward migration during the four-year period 2016 to 2019 inclusive was estimated to be 1,300 per year. This figure is around four times that at the start of the decade (2001 to 2004: 400 per year) and similar to that seen during the middle of the decade (2005 to 2008: 1,300 per year)³³.

At the time of the 2011 census, half of Jersey residents were born in Jersey. Approximately one third were born in the British Isles (including other Channel Islands), 7% were born in Portugal / Madeira, and the remaining 12% were born in other European countries or elsewhere in the world. The number of Jersey residents who were born in Jersey has increased throughout the last three decades.

Population projections

Over the last four years, net migration was estimated to have averaged +1,000 people per year into the Island. If recent migration trends were to continue, it is estimated that Jersey's population would reach 128,800 by 2035.³⁴

Figure 6: Total projected population size from 2015 to 2065³⁵



Source: States of Jersey Statistics Unit

³² Statistics Jersey (2020) Jersey Resident Population 2019 Estimate, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Population%20Estimate%20Current%2020180620%20SU.pdf> [Accessed 22/12/2021]

³³ Statistics Jersey (2020) Jersey Resident Population 2019 Estimate, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Population%20Estimate%20Current%2020180620%20SU.pdf> [Accessed 22/12/2021]

³⁴ Population projections (2015) available at: <https://www.gov.je/Government/JerseyInFigures/Population/Pages/PopulationProjections.aspx> [Accessed 22/12/2021]

³⁵ Population projections (2015) available at: <https://www.gov.je/Government/JerseyInFigures/Population/Pages/PopulationProjections.aspx> [Accessed 12/12/2021]

Residential Statuses

A residential status determines a person's ability to buy, sell or lease property in Jersey. There are four categories: 'entitled', 'licensed', 'entitled for work' and 'registered'. These are defined in the table below:

Table 6: Residential statuses and what they mean³⁶

Residential status	Definition	Housing
Entitled	Someone who has lived in Jersey for 10 years	Can buy, sell or lease any property
Licensed	Someone who is an 'essential employee'	Can buy, sell or lease any property, apart from assisted purchase or social rented housing, in their own name if they keep their 'licensed' status
Entitled for work	Someone who has lived in Jersey for five consecutive years immediately before the date the card is issued, or is married to someone who is 'entitled', 'licensed', or 'entitled for work'	Can buy property jointly with an 'entitled' spouse / civil partner. Can lease 'registered' (previously 'unqualified') property as a main place of residence.
Registered	Someone who does not qualify under the other categories	Can lease 'registered' property as a main place of residence

An 'entitled' status can be gained and lost in different ways, these are shown in the table below:

Table 7: Qualifying for or losing 'entitled' status³⁷

	Gaining 'entitled' status	Losing 'entitled' status
I was born in Jersey	You must live in Jersey for a combined period of 10 years	Once you gain your status, it's permanent
I wasn't born in Jersey	You must live in Jersey for a continuous period of 10 years	You'll keep your status as long as the total amount of time you spend living away from Jersey doesn't exceed five years
		You'll gain permanent status if you've lived in Jersey continuously for 30 years up to the date that you make an application for a registration card
I wasn't born in Jersey, but moved here before I was 20 and have an 'entitled' parent	You must live in Jersey for a combined period of 10 years before you're 40	Once you gain your status, it's permanent
I wasn't born in Jersey but moved here before I was 16	You must live in Jersey for a continuous period of 10 years	Once you gain your status, it's permanent

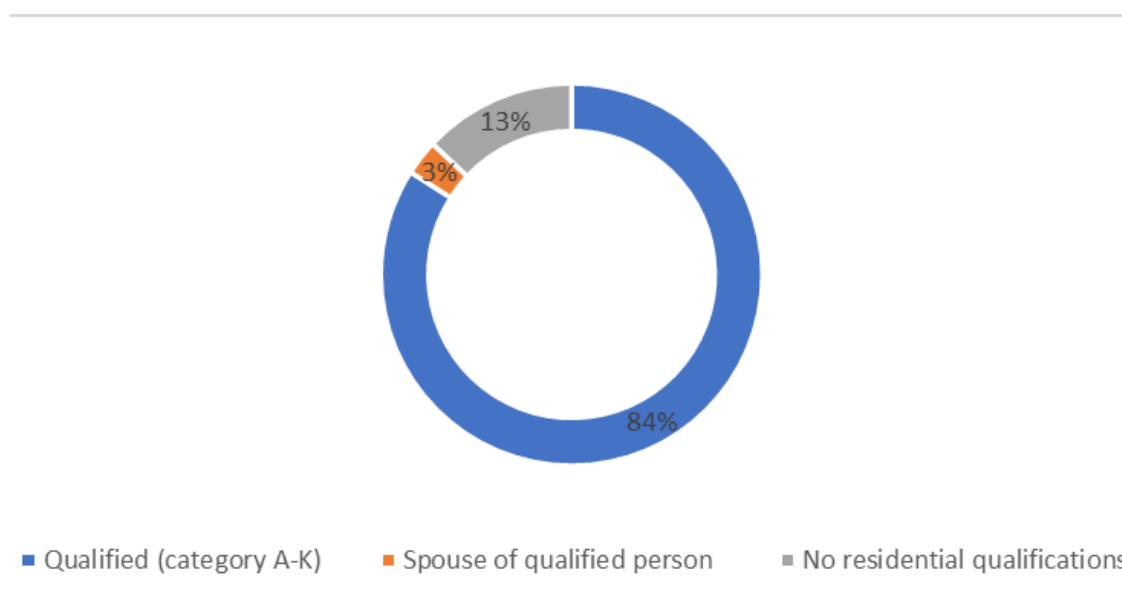
'Qualified' properties include those classed as 'A-H', 'A-J' and 'A-K' before July 2013. In general, all other property is 'registered', which was previously 'unqualified'.

³⁶ Control of Housing and Work (Jersey) Law 2012, Residential and Employment Status, Policy Guidance (May 2019) available at: <https://www.gov.je/SiteCollectionDocuments/Benefits%20and%20financial%20support/P%20Residential%20and%20Employment%20Status%20Guidance%2020161205%20RB.pdf> [Accessed 31/01/2022]

³⁷ Control of Housing and Work (Jersey) Law 2012, Residential and Employment Status, Policy Guidance (May 2019) available at: <https://www.gov.je/SiteCollectionDocuments/Benefits%20and%20financial%20support/P%20Residential%20and%20Employment%20Status%20Guidance%2020161205%20RB.pdf> [Accessed 31/01/2022]

In the 2011 census, over four-fifths (84%) of adults were residentially qualified in categories ‘A-K’, which includes those born in the Island and those who have been in the Island for a certain length of time. Approximately one in eight adults (13%) had no residential qualifications.

Figure 7: Residential qualification status of residents (Census 2011)



There was an increase in the proportion of the population with residential qualifications (from 77% in 2001 to 82% in 2011.) This is likely a consequence of the reduction in the qualification period from 19 years in 2001 to 10 years by 2011.

The table below provides the breakdown of each residential category by place of birth; however, it should be noted that under the new classifications, all categories ‘A-K’ are considered qualified. It shows, for example, the majority of residents born in Poland have no residential qualifications.

Figure 8: Residential qualifications of Islanders by place of birth (Census 2011)

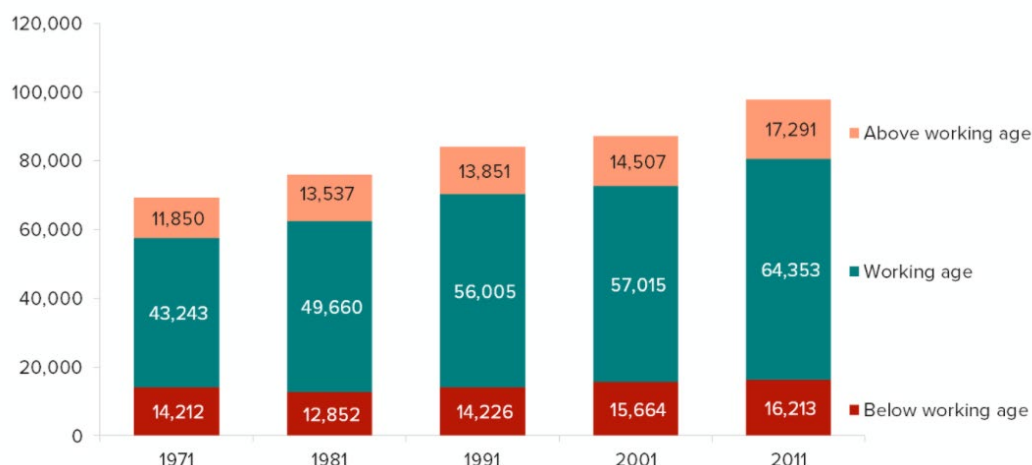
	Jersey	British Isles	Ireland	Poland	Portugal /Madeira	Other European country	Elsewhere in the world	All
a to h category	34,920	22,760	1,460	130	4,400	1,560	1,640	66,850
j category	~	1,280	40	20	~	100	370	1,820
k category	~	210	~	~	~	10	10	250
Spouse of qualified person	10	1,310	60	70	70	170	470	2,150
No residential qualifications	40	3,190	290	2,780	2,210	1,170	900	10,580
Total	34,980	28,740	1,840	2,990	6,680	3,010	3,390	81,640

~ indicates a value less than 10. All other numbers have been independently rounded to the nearest 10.

Age Profile

In 2011, 66% of the total resident population were of working age (women / men aged 16-59 / 64 years). About a sixth (18%) were above working age and another sixth (17%) below working age. The percentage of the population who are of working age has remained fairly stable from 2001 to 2011: 65% in 2001 and 66% in 2011. The dependency ratio for Jersey, i.e., the ratio of those outside of working age to those of working age, was 52%. This ratio is similar to that of 2001 (53%).³⁸

Figure 9: Age Structure with Respect to Working Age 1971 to 2011 (Statistics Jersey)



Age trends

The 2016 Population Projections³⁹ found that, by 2035, the number of Jersey residents aged over 65 could reach up to 30,000 (depending on the changes migration could bring), which could account for 29% of the total population. This is a change of over 60% in residents aged over 65, with Jersey currently having 18,500 residents aged over 65. As of 2019, 17.1% of Jersey’s population was aged 65 and over, an increase from 16.3% in 2015.

Life expectancy

New-born males in Jersey could expect to live, on average, for 80.8 years if the current age-specific mortality rates applied to them throughout their life. New-born females could expect to live, on average, for nearly four years longer (84.6 years). On average, a 65-year-old male could expect to live for 19.4 more years, and a 65-year-old female could expect to live for 21.8 more years. Each of these figures are slightly higher than the most recent figures for England.⁴⁰

³⁸ Statistics Jersey (2012) Report on 2011 Census, Population Characteristics Chapter, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Chapter2PopulationCharacteristics%2020120808%20SU.pdf> [Accessed 24/12/2021]

³⁹ Jersey Population Projections (2016), available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Population%20Projections%202016%2020161013%20SU.pdf> [Accessed 24/12/2021]

⁴⁰ Life expectancy and healthy life expectancy (2016-2018) available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Healthy%20Life%20Expectancy%202018%2020191024%20SJ.pdf> [Accessed 24/12/2021]

Figure 10: Jersey (2016-2018) and England (2016-2018) period life expectancy (average mean age of death) for males and females⁴¹

		Jersey	England
At birth	Male	80.8	79.6
	Female	84.6	83.2
At 65 years	Male	19.4	18.8
	Female	21.8	21.2

Ethnicity

The 2011 census asked residents of Jersey to identify which ethnic category they felt best described themselves. Fewer than half (46%) of Jersey residents considered their ethnicity to be 'Jersey', whilst another third (33%) considered themselves to be 'British'. About one in twelve (8%) Jersey residents considered themselves to be Portuguese or Madeiran, representing about a thousand more people than those who were born in Portugal or Madeira. See the figures below for a breakdown of the ethnicity of Jersey residents in 2011 and 2001.⁴²

Figure 11: Ethnicity of Jersey residents, 2011 and 2001⁴³

		2011	Percent	2001	Change 2001 to 2011
White	Jersey	45,379	46.4	44,589	+790
	British	31,974	32.7	30,317	+1,657
	Irish	2,324	2.4	2,284	+40
	French	841	0.9	1,522	-681
	Portuguese / Madeiran	8,049	8.2	5,548	+2,501
	Polish	3,273	3.3	1,980	+5,024
	Other	3,731	3.8		
Asian	Indian	377	0.4	120	+257
	Pakistani	53	0.1	21	+32
	Bangladeshi	74	0.1	31	+43
	Chinese	182	0.2	145	+37
	Thai	200	0.2	8	+521
	Other	329	0.3		
Black	Caribbean	85	0.1	33	+52
	African	256	0.3	151	+105
	Other	38	0.0	71	-33
Mixed	Asian	274	0.3	366	+326
	Caribbean	102	0.1		
	African	105	0.1		
	Other	211	0.2		

⁴¹ Life expectancy and healthy life expectancy (2016-2018) available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Healthy%20Life%20Expectancy%202018%2020191024%20SJ.pdf> [Accessed 24/12/2021]

⁴² Statistics Jersey (2012) Report on 2011 Census, Population Characteristics Chapter, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Chapter2PopulationCharacteristics%2020120808%20SU.pdf> [Accessed 24/12/2021]

⁴³ Statistics Jersey (2012) Report on 2011 Census, Population Characteristics Chapter, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Chapter2PopulationCharacteristics%2020120808%20SU.pdf> [Accessed 24/12/2021]

Figure 12: Ethnicity totals, Census 2011

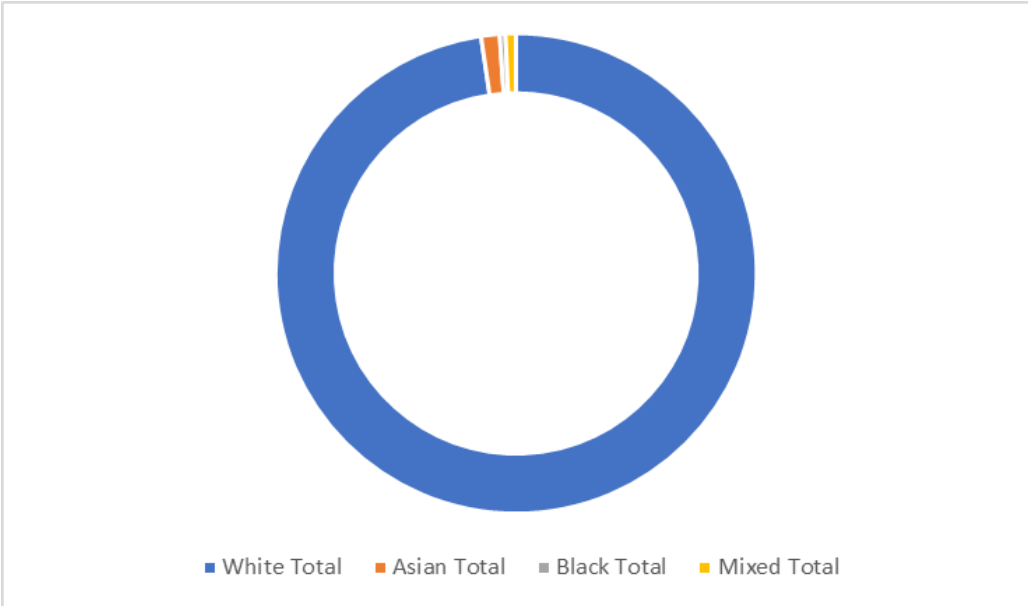
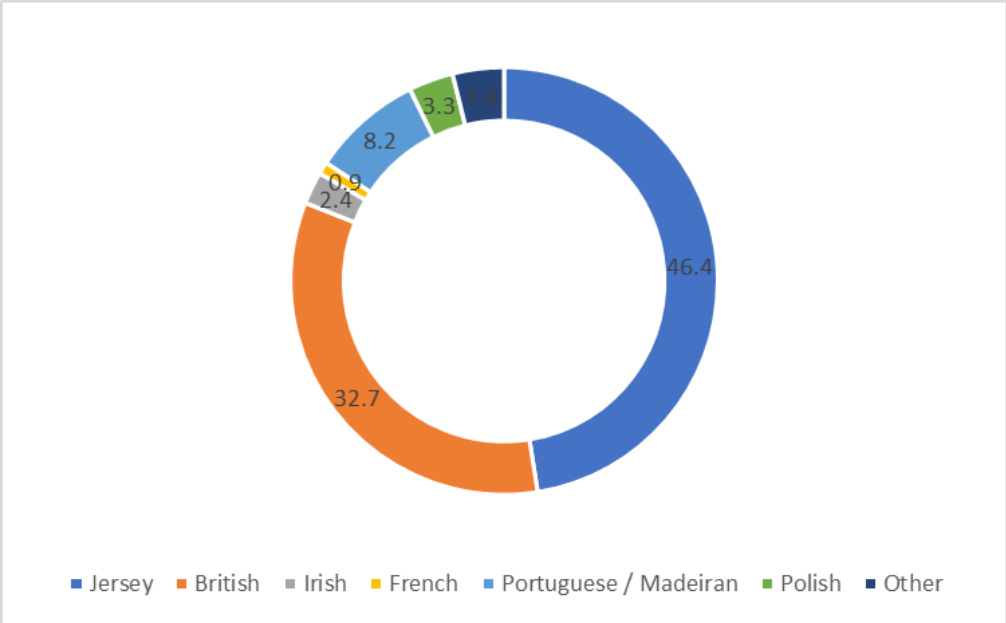


Figure 13: White category breakdown (%), Census 2011



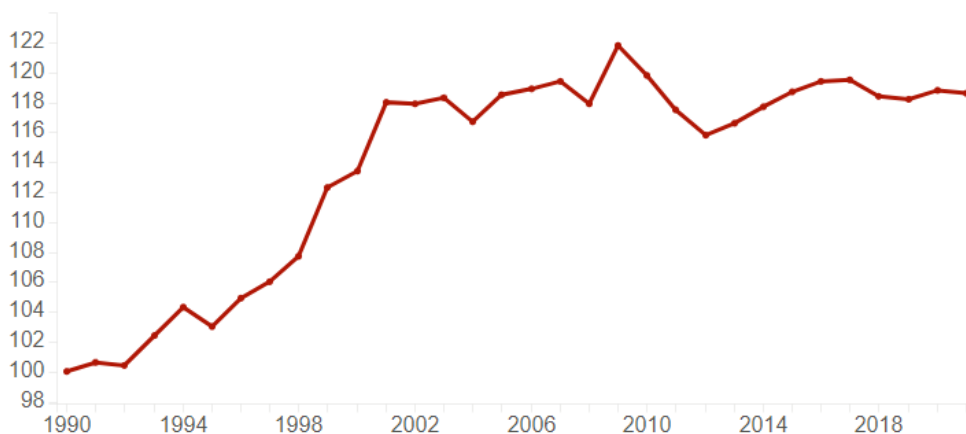
Income

Trend toward static earnings

Since 1990, there have been two periods of real-term change in average earnings (see figure below):

- 1990 to 2001 saw real-term growth in earnings of 18%.
- 2001 to 2021 saw earnings remain essentially flat in real terms, increasing by 0.5% over the 20-year period.⁴⁴

Figure 14: Index of average earnings in real terms (June 1990 = 100)⁴⁵



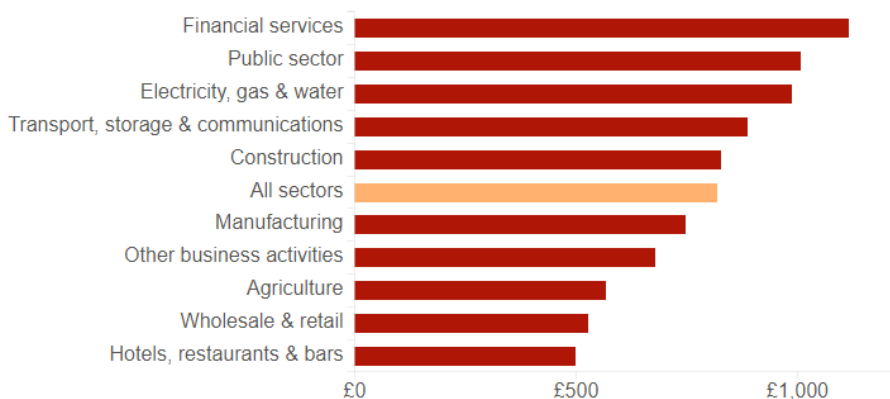
Average income by sector

- The median average weekly earnings for full time (FTE) employees in Jersey was £610 per week.
- The mean average weekly earnings for full-time equivalent (FTE) employees in Jersey in June 2021 was £820 per week.
- By sector, average earnings (per FTE) ranged from around £500 per week in hotels, restaurants, and bars to £1,120 per week in financial services.

⁴⁴ Earnings and income statistics (2021) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/EmploymentEarnings/Pages/EarningsIncomeStatistics.aspx> [Accessed 24/12/2021]

⁴⁵ Earnings and income statistics (2021) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/EmploymentEarnings/Pages/EarningsIncomeStatistics.aspx> [Accessed 21/01/2022]

Figure 15: Average weekly earnings per full time equivalent worker by sector in June 2021⁴⁶

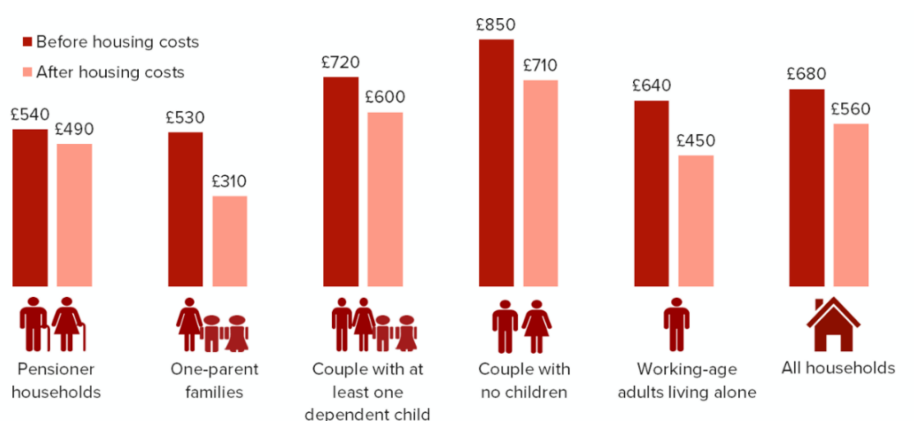


Average household income

From the Jersey Household Income Distribution survey in 2014 / 15:

- Average (mean) weekly household income was £860 per week before housing costs and £720 per week after housing costs.
- Three-quarters (75%) of household income was from employment earnings, 4% was from income support, benefits and grants and 12% was from pensions.
- Income support and benefits made up 37% of household income for one-parent families with dependent children and 3% of household income for couples with dependent children.
- In terms of equivalised household income in 2014 / 15:
 - Median weekly household equivalised income was £680 per week before housing costs and £560 per week after housing costs.
 - Median equivalised household income (after housing costs) increased by 9% since 2009 / 10.
 - Mean and median household income have increased by less than inflation since 2009.

Figure 16: Median equivalised household income (Statistics Jersey)⁴⁷



⁴⁶ Earnings and income statistics (2021) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/EmploymentEarnings/Pages/EarningsIncomeStatistics.aspx> [Accessed 21/01/2022]

⁴⁷ Earnings and income statistics (2021) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/EmploymentEarnings/Pages/EarningsIncomeStatistics.aspx> [Accessed 21/01/2022]

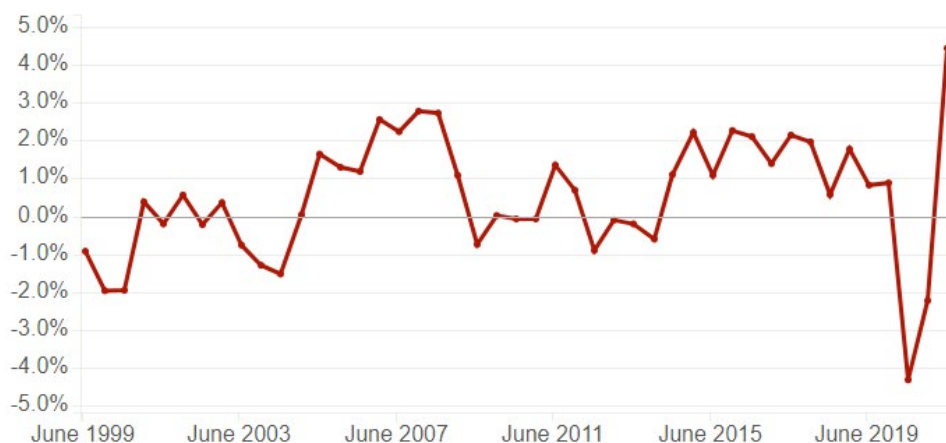
Employment

Workforce jobs

In June 2021:

- The total number of jobs in the economy was 62,430.
- The total number of jobs in the economy was 2,650 higher than in June 2020, representing an annual increase of 4.4%.
- The total number of jobs was at a similar level to June 2019; there were 40 fewer jobs than two years ago (-0.1%).

Figure 17: Annual percentage change in workforce jobs⁴⁸

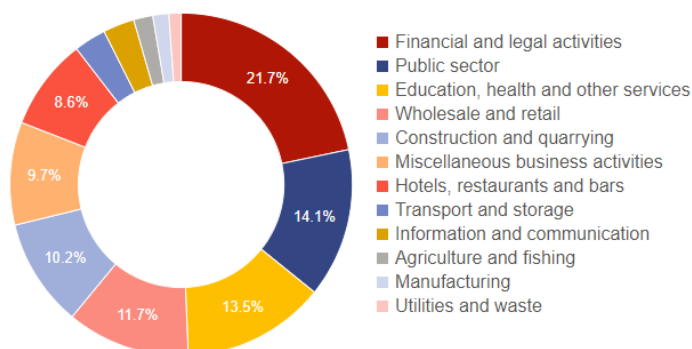


Jobs by sector

In June 2021:

- 10 sectors saw annual increases in jobs, with the largest increases in hotels, restaurants, and bars (up 700), and private education, health and other services (up 530).
- One sector saw an annual decrease - the transport and storage sector saw an annual decrease of 100 jobs.

Figure 18: Sectoral breakdown of jobs in June 2021⁴⁹



⁴⁸ Labour market statistics (2021) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/EmploymentEarnings/Pages/LabourMarket.aspx> [Accessed 21/01/2022]

⁴⁹ Labour market statistics (2021) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/EmploymentEarnings/Pages/LabourMarket.aspx> [Accessed 21/01/2022]

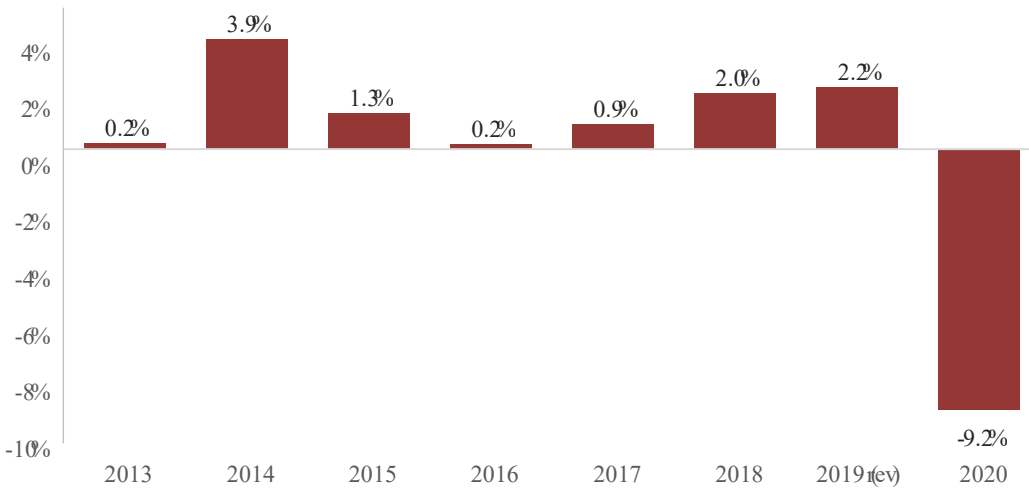
Economy

Gross Domestic Product

On an annual basis, GDP decreased by 9.2% in real terms, down by about £460 million from £4,988 million in 2019 to £4,528 million in 2020.

The graph below shows the annual percentage change for the GDP of Jersey’s economy in real terms from 2013 to 2020.

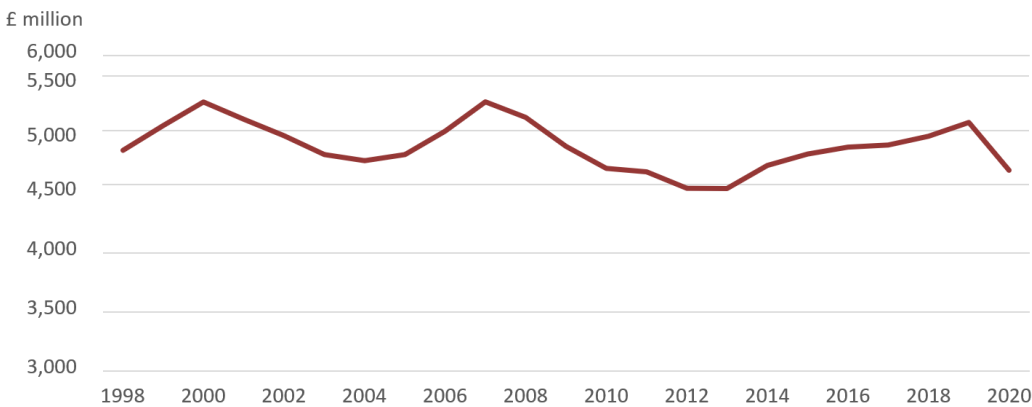
Figure 19: Annual percentage change of GDP in real terms, 2013-2020⁵⁰



Gross Value Added at basic prices

The graph below shows the total Gross Value Added (GVA) at basic prices of Jersey’s economy in real terms for each year from 2000 to 2020. Total GVA of Jersey’s economy in 2020 was £4,636 million (at basic prices).

Figure 20: Annual percentage change of GDP in real terms, 2013-2020⁵¹



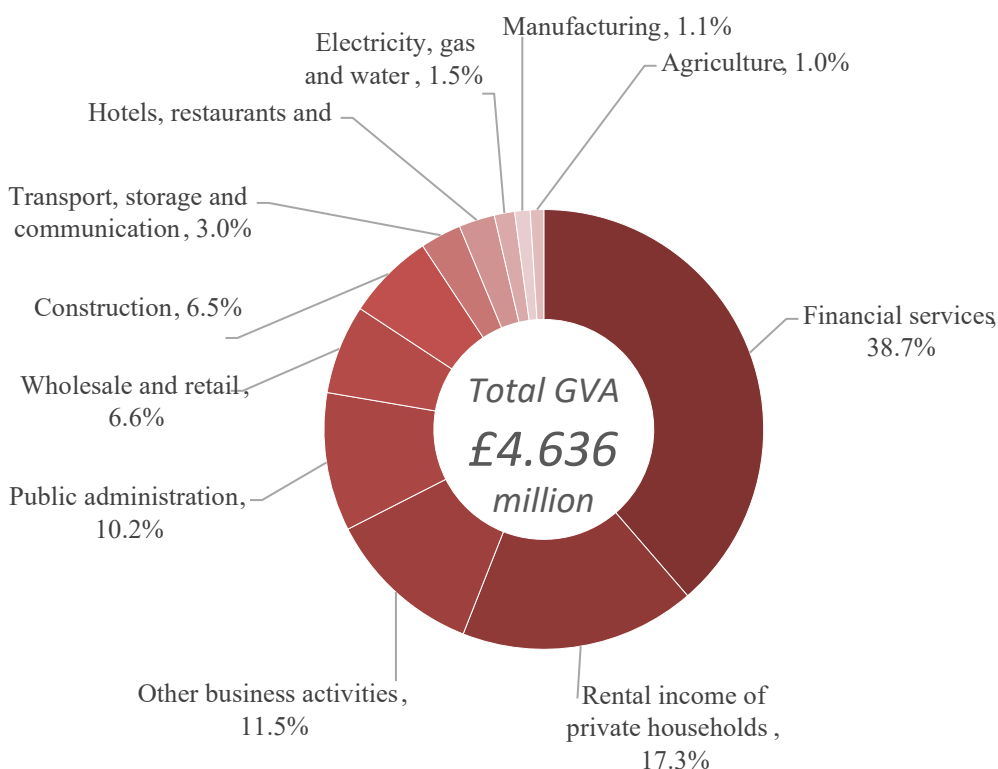
⁵⁰ Measuring Jersey's economy GVA and GDP (2020) Statistics Jersey

⁵¹ Measuring Jersey's economy GVA and GDP (2020) Statistics Jersey

GVA by sector

The contribution of each sector of the economy to total GVA (basic) in 2020 is shown in graph below.

Figure 21: Total GVA sectorial breakdown⁵²



The financial services sector represented the largest component of total GVA in 2020, accounting for almost two-fifths of total GVA. The next largest sectors in terms of GVA (excluding the rental income of private households) were other business activities (comprised predominantly of private sector service industries) and public administration, accounting for around 12% and 10%, respectively, of total GVA in 2020. The table below shows the GVA for each sector of the economy in 2019 and 2020 in constant year (2020) values and the real-term annual change.

The main driver to the real-term change of total GVA in 2020 was the financial services sector, which recorded a real-term decrease in GVA of 11%, representing an annual decrease of £211 million.

The non-finance sectors overall (excluding the rental income of private households) saw GVA decrease by 10% in real terms in 2020. The hotels restaurants and bars sector saw the largest percentage decrease (45%) of any sector of the economy. In contrast a limited number of sectors, notably public administration (9%), saw an increase in real-term GVA.

⁵² Measuring Jersey's economy GVA and GDP (2020) Statistics Jersey

Figure 22: GVA (basic) at constant year (2020) values of income: £million and percentages⁵³

	2019	2020	Real-term change
Public administration	432	472	9%
Electricity, gas and water	66	69	5%
Manufacturing	51	53	3%
Rental	797	803	1%
Wholesale and retail	324	305	-6%
Other business activities	585	534	-9%
Financial services	2,003	1,792	-11%
Construction	353	299	-15%
Transport, storage and communication	180	140	-22%
Agriculture	60	46	-23%
Hotels, restaurants and bars	224	122	-45%
All Sectors (Total GVA)	5,076	4,636	-9%

Figures are shown rounded to the nearest £ million.

Labour productivity

The table below shows the labour productivity of Jersey's economy in 2020, overall and by sector, in current year values and shows the real-term annual change.

Figure 23: Productivity at current year values and real-term annual change, 2020 £ thousand per FTE and percentages⁵⁴

Sector	Productivity per FTE (£ thousand)	Real-term annual change
Agriculture	32	-20%
Manufacturing	49	5%
Electricity, gas and water	148	4%
Construction	52	-15%
Wholesale and retail	47	-2%
Hotels, restaurants and bars	27	-32%
Transport, storage and communication	52	-20%
Financial services	139	-9%
Other business activities	43	-8%
Public administration	66	7%
All sectors	70	-8%
Non-finance sectors	49	-7%

⁵³ Measuring Jersey's economy GVA and GDP (2020) Statistics Jersey

⁵⁴ Measuring Jersey's economy GVA and GDP (2020) Statistics Jersey

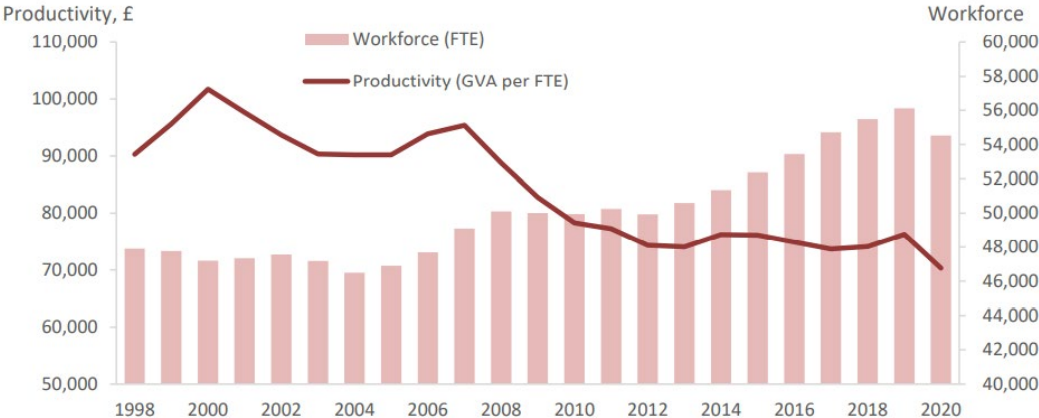
In 2020, across all sectors of the economy, productivity was £70,000 per FTE employee. In real-terms, productivity in 2020 decreased by 8% compared with 2019.

At a sectoral level, productivity in 2020 ranged from £27,000 per FTE in the hotels, restaurants and bars sector to £148,000 per FTE in the electricity, gas and water sector.

Productivity in the financial services sector in 2020 was almost three times that in the non-finance sectors overall (£49,000 per FTE).

The graph below shows that there has been a decline in the productivity of the Jersey economy throughout most of the last two decades. Since 1998 the Island’s workforce has increased by around 14%.

Figure 24: Productivity (GVA per FTE) of Jersey’s economy in real terms and total employment, 1998-2020⁵⁵



⁵⁵ Measuring Jersey's economy GVA and GDP (2020) Statistics Jersey

Educational Attainment

Highest educational qualification achieved

The 2011 Census provides information on all educational qualifications achieved for those 16 and over.

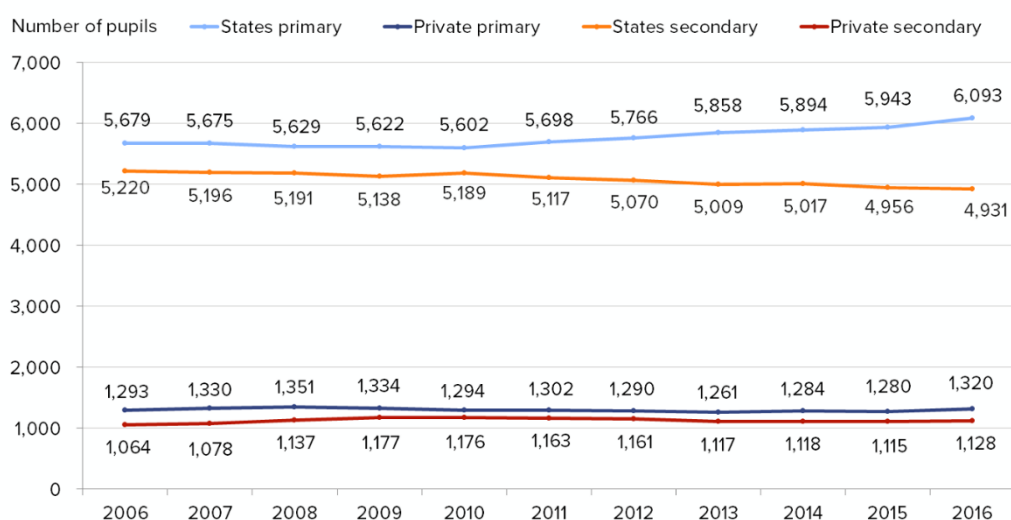
Figure 25: Highest level of educational qualification, percent (working age)⁵⁶

Highest qualification (or equivalent)	2001	2011
Higher education	13%	34%
Secondary level	48%	45%
Other	6%	2%
No formal qualifications	34%	20%

Number of pupils

Figure 26: Number of pupils in primary and secondary education 2006 to 2016⁵⁷

Number of pupils in primary and secondary education 2006 to 2016



Source: States of Jersey Education Department

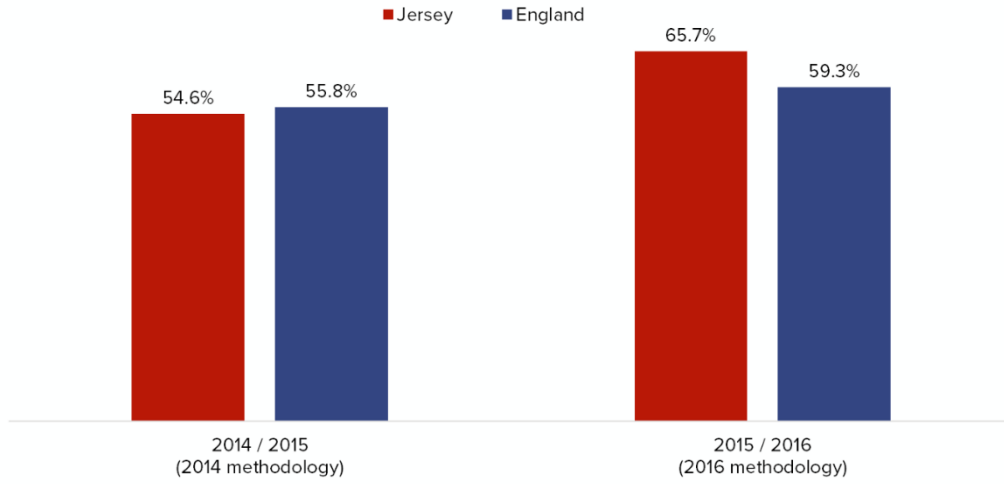
⁵⁶ Education statistics (2011-2016) States of Jersey Education Department, available at: [Education statistics \(gov.je\)](#) [Accessed 31/01/2022]

⁵⁷ Education statistics (2011-2016) States of Jersey Education Department, available at: [Education statistics \(gov.je\)](#) [Accessed 31/01/2022]

Attainment at GCSE

Figure 27: Percentage of pupils achieving a GCSE or equivalent qualification at grade A* to C in English and mathematics in Jersey and England (academic years 2014/15 and 2015/16)⁵⁸

Percentage of pupils achieving a GCSE or equivalent qualification at grade A* to C in English and mathematics in Jersey and England (academic years 2014 /15 and 2015 /16)

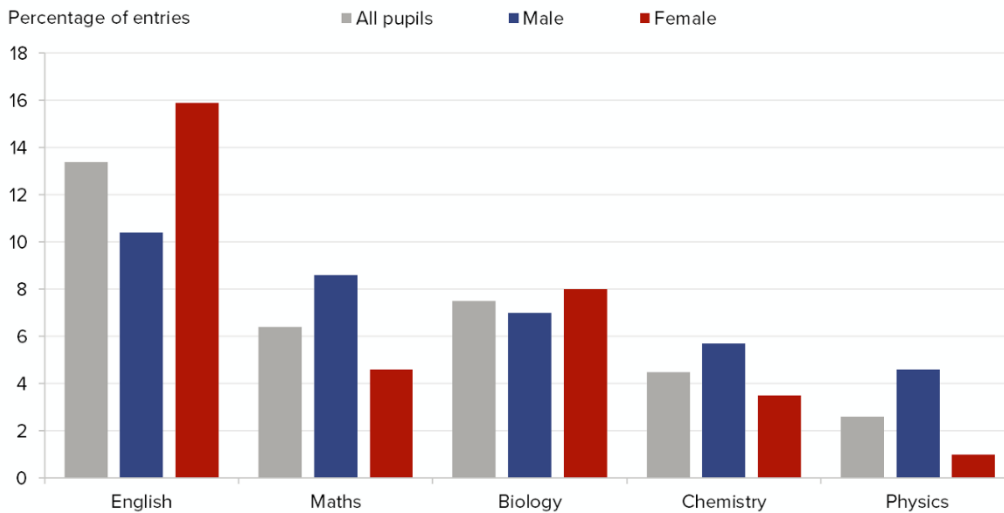


Source: States of Jersey Education Department

Participation at A-level or equivalent

Figure 28: Percentage of all A level entries in English, mathematics and science subjects in Jersey, by gender in academic year 2015/2016.⁵⁹

Percentage of all A level entries in English, mathematics and science subjects in Jersey, by gender in academic year 2015 / 2016



Source: States of Jersey Education Department

⁵⁸ Education statistics (2011-2016) States of Jersey Education Department, available at: [Education statistics \(gov.je\)](http://www.gov.je/education-statistics) [Accessed 31/01/2022]

⁵⁹ Education statistics (2011-2016) States of Jersey Education Department, available at: [Education statistics \(gov.je\)](http://www.gov.je/education-statistics)

Jersey Better Life Index

Overall Better Life Index

Over the last decade there has been a drive globally to move away from purely economic measures, such as GDP, as the indicators of a nation’s well-being and progress. Approaches which draw on social and environmental, as well as economic, factors are now a common international objective. In this context, by following the widely-used “Better Life Index” framework developed by the Organisation for Economic Co-operation and Development (OECD), Jersey’s well-being can be measured and compared across 11 dimensions of well-being.

Jersey’s overall Better Life Index of 6.6 (out of 10) ranks Jersey 19th out of 41 nations. This score places Jersey slightly above the Organisation for Economic Co-operation and Development (OECD) average but below the United Kingdom and France.⁶⁰

Housing dimension

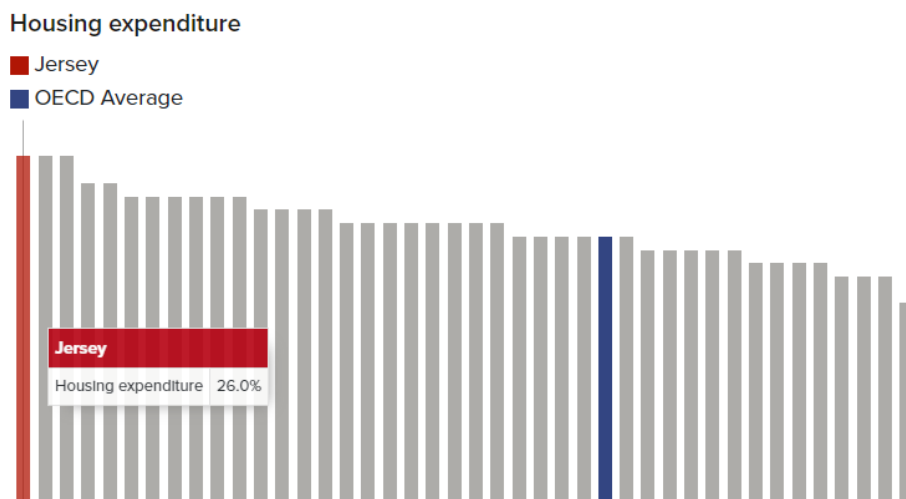
Living in satisfactory housing conditions is one of the most important aspects of people's lives. This dimension takes into account both the quality and the cost of housing, as either quality or cost can have an impact on well-being.

Jersey’s overall housing score is 5.64, which falls below the OECD average (6.52) and France (6.57), although is ahead of the UK (5.72).⁶¹

Housing expenditure dimension

This indicator measures housing expenditure as a percentage of a household’s net disposable income. The average proportion of household net disposable income spent on housing in Jersey during 2015 was a quarter (26%), which was joint highest with the United Kingdom and New Zealand.

Figure 29: Housing expenditure comparison with OECD Nations⁶²



⁶⁰ Jersey's Better Life Index (2019) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/HousingLiving/Pages/BetterLifeIndex.aspx>

⁶¹ Jersey's Better Life Index (2019) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/HousingLiving/Pages/BetterLifeIndex.aspx> [Accessed 31/01/2022]

⁶² Jersey's Better Life Index (2019) Statistics Jersey, available at: <https://www.gov.je/Government/JerseyInFigures/HousingLiving/Pages/BetterLifeIndex.aspx> [Accessed 31/01/2022]

A.1.6 Structure of the Housing Market

- Residential and employment status in Jersey determines which types of housing you can own or rent. This has, in effect, given rise to a two-tier market, where entitled and ‘licensed’ residents can buy, sell or lease any property (with the exception of assisted purchase or social rented housing for licensees) and residents ‘entitled for work’ or ‘registered’ can lease ‘registered’ property as their main place of residence.
- At the time of the 2011 census, there were approximately 44,500 private dwellings in Jersey, of which some 7% were vacant on census day. No additional data exists on vacant properties in Jersey.
- Approximately half (54%) of private households were owner-occupied, suggesting that the market has been predominantly designed for owner-occupiers. Qualified private rental and states, housing trust or parish rent tenure types were the second and third most common (19% and 14% respectively).
- The provision of affordable (also termed “social”) housing in Jersey is managed by the Government Housing Advice Service, which is primarily responsible for overseeing the Affordable Housing Gateway, and Andium Homes.
- Although purpose-built blocks of flats are the single most common property type in Jersey (by 1%), when all three types of housing are taken together (detached, semi-detached and terraced), houses account for 56% of all homes in Jersey. Flats account for the remaining 44% and therefore are not as ‘uncommon’ as suggested.
- Average household size has been in steady decline for decades, equalling 2.31 people per household in 2011.

At present, Jersey has a housing market which restricts access to rental and owner-occupied housing through residential and work status, in effect creating a ‘two-tier market’. The primary market can be accessed by those with residential qualifications or licensed work status, while those without residential qualifications (those who are entitled for work or registered) are reliant upon the secondary market of ‘registered’ properties.

The 2011 census identified 44,698 private dwellings⁶³ and 157 communal establishments in Jersey. Communal establishments are places providing ‘managed’⁶⁴ residential accommodation, such as boarding schools, care homes, hospitals, prisons, staff accommodation and hotels, guest houses, hostels and B&Bs. Sheltered accommodation and serviced flats are not considered to be communal establishments.

Of the 44,698 private dwellings, 7% were vacant on census day in 2011 (equivalent to 3,103 dwellings). The majority of these vacant dwellings were flats (63%) and over a third were houses (37%). Although there was no requirement for householders to provide reasons for properties being vacant, some reasons were provided for approximately half of the properties listed as vacant. The two most common reasons, together accounting for 52% of responses, were that the property was between tenants (29%), or it was a second or holiday home (23%). The States of Jersey do not collect any data beyond the census on vacant homes and/or multiple homeownership (holiday homes, investment properties or lets). While the Royal Court of Jersey approve property purchases (other than through share transfer), and therefore have the ability to collate a degree of data on multiple homeownership, this dataset is not currently collected nor are the records publicly available.

Figure 30 sets out the tenure of occupied private households in 2011 in descending order of overall proportion. The top three most prevalent tenure types were owner-occupier (54%), qualified private rental (19%) and states, housing trust or parish rent (14%).

⁶³ Private dwellings as measured by the census are not necessarily separate physical dwellings; in the census separate dwellings were identified where the occupants shared a living space and a cooking area and may not necessarily correspond to a dwelling with a separate entrance. For example, a lodger in a private household was counted as living in a separate dwelling if there was a separate living space and cooking facilities for their own use.

⁶⁴ “Managed” here means full-time or part-time supervision of the accommodation.

Figure 30: Tenure of private households 2011, excluding vacant dwellings (Census, 2011)

Tenure	2011 Number of Dwellings	2011 Proportion (%)
Owner-occupier	22,574	54
Qualified private rental	7,806	19
States, housing trust or parish rent	5,656	14
Other non-qualified accommodation	2,563	6
Lodger in private household	1,070	3
Staff, service or tied accommodation	1,274	3
Registered lodging house	652	2
Total	41,595	100

The provision of social housing in Jersey is primarily managed by the Government Housing Advice Service, which is responsible for overseeing the Affordable Housing Gateway (“The Gateway”). The terms “social housing” and “affordable housing” are used interchangeably in Jersey to refer to homes managed by Andium Homes (“Andium”), housing trusts or parishes. The Gateway provides a unified list of individuals eligible⁶⁵ to access affordable housing and Andium, together with several Housing trusts, allocates its vacant homes from the Gateway and delivers new affordable housing for purchase and rental. Only residents with ‘entitled’ status are eligible for social housing accommodation.

Some parishes in Jersey administer their own affordable housing schemes through their parish hall. Typically, applicants do not need to meet the eligibility criteria set out to access the Gateway. Instead, each individual parish may set their own criteria based on local priorities.

Applicants for the Gateway are assessed and categorised into one of the following bands, which influences how long an applicant will wait until being housed:

- Band 1 (urgent need)
- Partnership Pathway (supported housing - urgent need)
- Band 2 (moderate need)
- Band 3 (low need)
- Assisted Home Ownership Scheme (formerly Band 5)

As of December 2020, there were a total of 962 applicants who had been accepted onto the Gateway *rental* list. By December 2021, this rolling total had risen to 1,092. Table 8 lists the rolling totals of applicants accepted into each priority band on the Gateway during that period. The Band 5 waiting list, which aggregates customers that have registered interest in assisted home ownership schemes, was transferred from the Affordable Housing Gateway to Andium in November 2021. More recent waiting list numbers for purchase are therefore not included below. However, at the time of transfer to Andium, there were 1,452 people on the Band 5 waiting list. From 2022, Andium will report the waiting list statistics on a monthly basis.

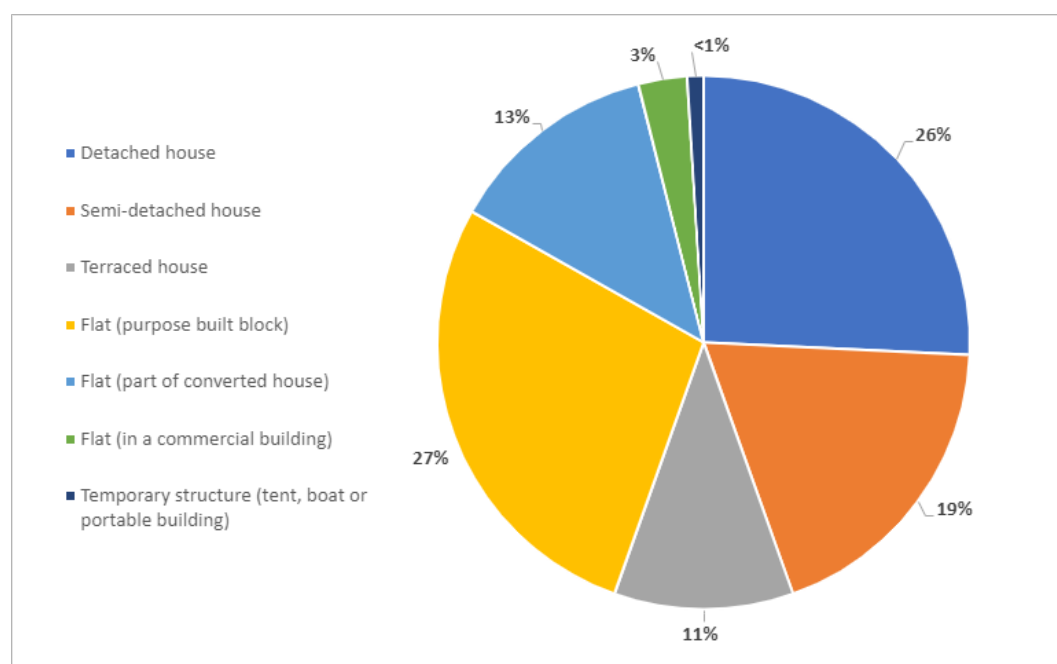
⁶⁵ The eligibility criteria for affordable housing are defined on the Government of Jersey website, available at: <https://www.gov.je/Home/RentingBuying/ApplicationAllocation/Pages/Eligibility.aspx#anchor-5> [Accessed 22/01/2022]

Table 8: Total active applicants assessed and accepted onto the Gateway within each priority band, December 2020 - December 2021 (Government of Jersey)⁶⁶

Rental Lists	Number
Band 1 - Urgent Need	446
Partnership Pathway - Urgent Need	49
Band 2 - Moderate Need	322
Band 3 - Low Need	275
Total	1,092

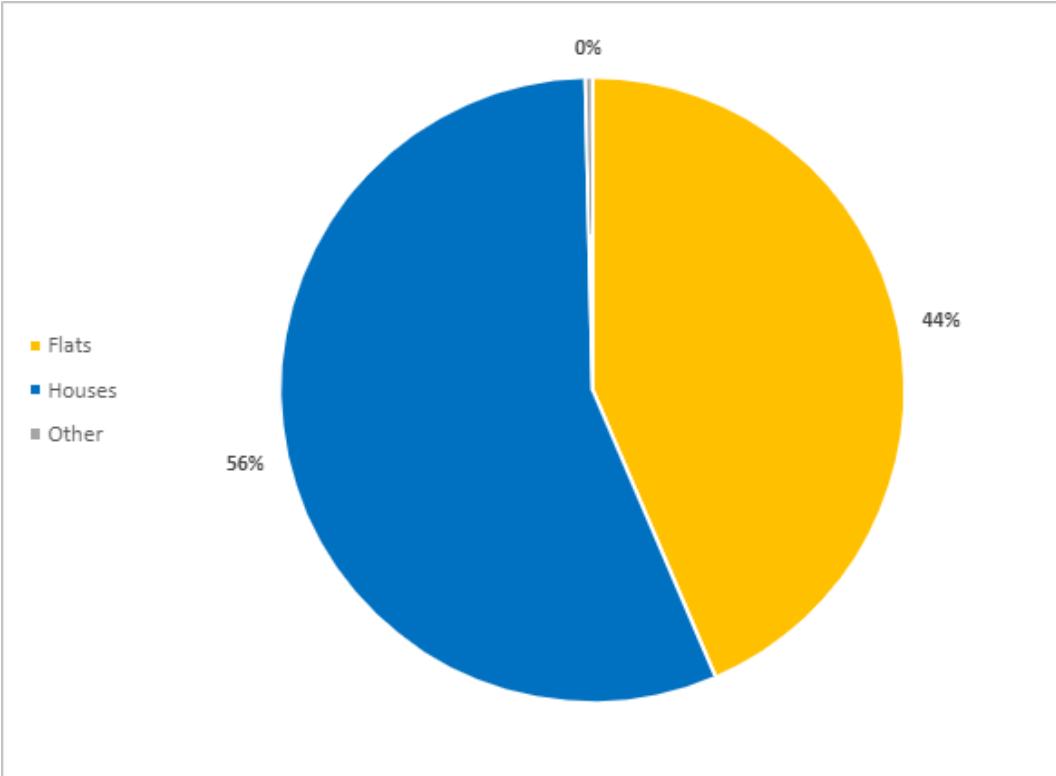
The average number of people per private household has been steadily declining for decades. As of 2011, average household size equated to 2.31 people. In terms of the types of properties lived in on-island, purpose-built blocks of flats and detached houses are most prevalent, comprising 27% and 26% respectively (as shown in Figure 31). However, when combining the different types of flats and houses, houses (detached, semi-detached and terraced) account for more property stock in Jersey (as shown in Figure 32).

Figure 31: Private dwelling property types in 2011, excluding vacant dwellings (Census, 2011)



⁶⁶ Government of Jersey (2021) Affordable Housing Gateway Month End Statistics, 31st December 2021, available at: <https://www.gov.je/SiteCollectionDocuments/Home%20and%20community/ID%20Affordable%20Housing%20Report%20Report.pdf> [Accessed 22/01/2022]

Figure 32: Mix of houses, flats and other property types in 2011, excluding vacant dwellings (Census, 2011)



A.1.7 Sales

- Property in Jersey is either bought by contract or by share transfer. To be eligible to purchase a property by contract, the purchaser must have residential qualifications. This is not the case for purchases through share transfer, although the buyer cannot live in the property without residential qualifications.
- There is very little publicly available data regarding the number and type of properties bought via share transfer. This information is held by the States of Jersey Taxes Office and Statistics Jersey. Without this data, it is impossible to assess the overall scale and impact of share transfer properties in Jersey's housing market.
- The States of Jersey do not collect data on multiple homeownership (including buy-to-lets, second homes and holiday homes). However, the government voted to increase stamp duty and land transaction tax rates on these types of properties on or before 31st December 2022.
- First-time buyer developments exist to help eligible residents get onto or move up the housing ladder. These properties cannot be rented out and therefore remove the competition between first-time buyers and private investors that occurs on the open market. There is no publicly available data on the demographic or socio-economic characteristics of first-time buyers.

There are two main ways in which property is bought or sold in Jersey:

- by contract, passed before the Royal Court (freehold/flying freehold/leases for a term of over nine years); and
- by the purchase of a share/shares in a company which owns property (share transfer).

To be eligible to purchase properties by contract, the purchaser must have residential qualifications. To purchase through share transfer, residential qualifications are *not* required - although the purchaser is not eligible to occupy the property without residential qualifications.

Turnover

In 2019, turnover of properties essentially matched that of 2018: sales of flats increased by 10% over the calendar year, while sales of houses decreased by 9% over the same period. In 2020, turnover of properties was 10% lower compared with 2019, largely driven by a 19% reduction in sales of flats. This reduction in sales in turn was largely driven by a decrease in sales of newly built properties⁶⁷. This drop could also be partly attributable to the market impacts of Covid-19; in 2021, as restrictions relaxed and markets recovered, turnover of properties was 19% higher compared with 2020⁶⁸.

By Jersey's nature as a small island, the whole island is considered a single housing market area. Statistics Jersey do not currently maintain a dataset on the number and value of property transactions broken down by parish (although they have confirmed that they have the constituent information to produce such a set). Accordingly, it is not possible at present to analyse the buyer market at a local, parish-level scale to answer questions such as "Are more properties being transacted in the countryside, or in Town?".

Share Transfer and Multiple Homeownership

Stakeholder interviews raised the topic of share transfer properties, suggesting that foreign investors are buying up homes as investment properties and therefore diminishing the stock available to Jersey residents. At present, data regarding the number and type of properties bought through share transfer or the land transaction tax gained through these purchases is much less transparent. This information is held by the States of Jersey

⁶⁷ Statistics Jersey (2021) House Price Index - Fourth Quarter 2020, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20House%20Price%20Index%20Q4%202020%2020210218%20SJ.pdf> [Accessed 18/01/2022]

⁶⁸ Statistics Jersey (2022) House Price Index – Fourth Quarter 2021, available at: [R House Price Index Q4 2021 20220217 SJ.pdf \(gov.je\)](https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20House%20Price%20Index%20Q4%202021%2020220217%20SJ.pdf) [Accessed 20/04/2022]

Taxes Office, with all share transfer records since 2010 digitised by Statistics Jersey. However, this information is confidential and thus not available for analysis. Consequently, this report is unable to confirm whether purchasers based outside of Jersey have a disproportionate presence in or impact upon the local housing market.

As stated previously, the States of Jersey do not collect data on multiple homeownership, including buy-to-lets, second homes and holiday homes. While the Royal Court of Jersey approves property purchases (other than through share transfer), and therefore have the ability to collate a degree of data on multiple homeownership, this dataset is not currently collected nor are the records publicly available. However, in December 2021 the States Assembly voted to approve an amendment to increase stamp duty and land transaction tax rates on buy-to-let investment properties, second homes and holiday homes. The increase will be implemented no later than 31st December 2022. With no record kept presently of whether properties fall into these categories, it remains to be seen how this tax surcharge will be implemented in practice.

First-Time Buyers

First-time buyers in Jersey are eligible to purchase homes on specially designated first-time buyer developments. The objective of these developments is to help people move onto or up the housing ladder. You must therefore be qualified as first-time buyer to access these homes and you must occupy it as your principal residence, rather than using it as an investment property⁶⁹. These restrictions are intended to ensure that first-time buyers are not in competition with prospective landlords and investors. No publicly available data has been obtained that illuminates the typical demographic or socio-economic characteristics of first-time buyers. As a result, no analysis can be made regarding, for example, the average age of first-time buyers in Jersey.

⁶⁹ For an explanation of what circumstances determine someone to be a 'first-time buyer', see the Government of Jersey webpage: <https://www.gov.je/Home/RentingBuying/BuyersGuide/pages/firsttimebuyers.aspx> [Accessed 26/01/2022]

A.1.8 House Prices

- Over the 20-year period to 2021, the price of flats and houses in Jersey more than doubled. The House Price Index, which measures the combined weighted average price of one and two-bedroom flats and two, three and four-bedroom houses, increased by 128% over that period.
- In 2021, all property types recorded their highest annual average price seen to date.
- The House Price Index reveals a notable increase in house prices between 2016 and 2021, with growth at 50%.
- Not all types of homes increased in value proportionally. There is particular demand for larger homes. Four-bed homes and three-bed homes grew by 172% and 136% respectively between 2002 and 2021. One-bed, two-bed and three-bed flats all approximately doubled in price during that time.

Over the 20-year period from 2002 to 2021, the price of both flats and houses in Jersey has increased. As illustrated in Figure 33, the price of one and two-bedroom flats and two, three and four-bedroom houses remained relatively stable between 2002 and 2006. During this same period, the price range between one-bedroom flats and four-bedroom houses was the smallest at any time over the full 20-year period. In 2002, this range equated to approximately £280,000. By 2020, this range had nearly tripled to £749,000. In 2021, all property types recorded their highest annual average price seen to date.

Figure 33: Annual Mean House Prices (£,000) 2002 to 2021* [Q4 2021 Pending] (Statistics Jersey)



Four-bedroom houses experienced the strongest price increase between 2002 and 2021, growing by 172%. As shown in Table 9, the lowest average price increase was for two-bedroom flats at 95.5%. Focusing on the most recent three-year period to 2021, Figure 34 illustrates that mean house prices have increased across all property types. The greatest increases have been for larger homes with three or four bedrooms, echoing the trend seen over the last 20-year period (Table 9).

Table 9: Average of Average Quarterly Prices of Homes in Jersey and Percentage Change 2002 - 2021 (Arup analysis using Statistics Jersey data) [NB average for 2021 is missing Q4]

	Average price 1-bed flat	Average price 2-bed flat	Average price 2-bed house	Average price 3-bed house	Average price 4-bed house
2002	£156,000	£246,000	£279,000	£328,000	£445,000
2021	£311,000	£481,000	£549,000	£774,000	£1,210,000
Change (%)	99.4 (▲)	95.5 (▲)	96.8 (▲)	136.0 (▲)	171.9 (▲)

Figure 34: Quarterly Mean House Price (£0,000) 2019 - 2021* [Q4 2021 Pending] (Statistics Jersey)

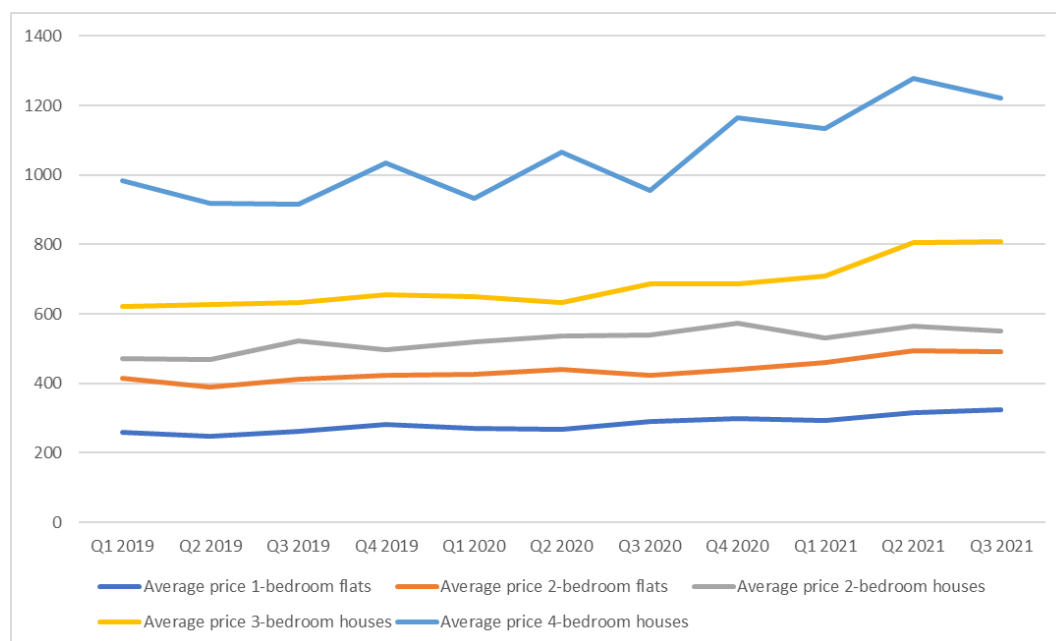


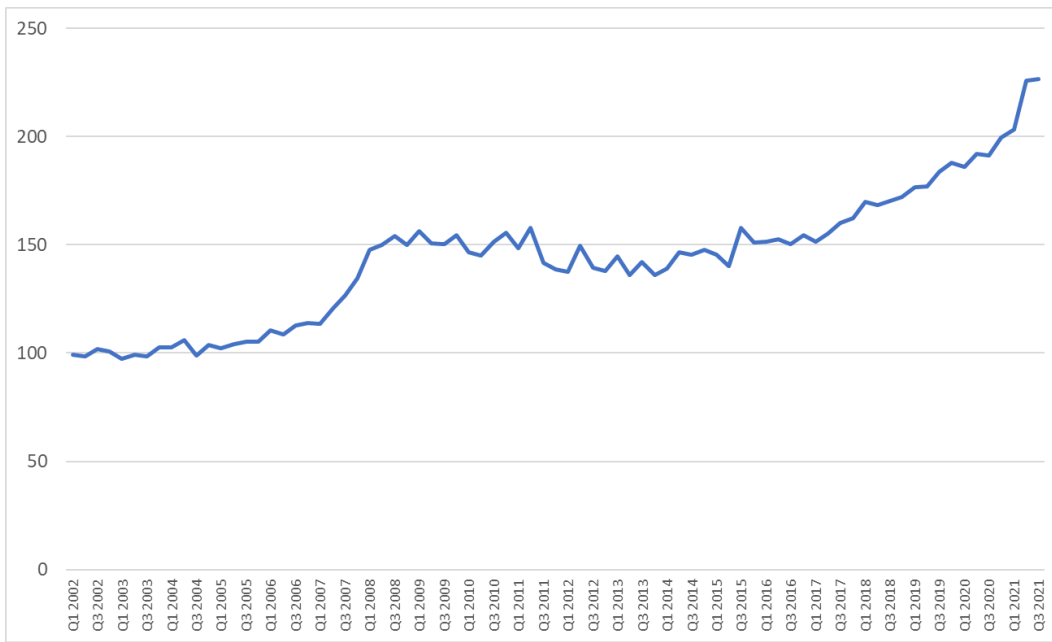
Figure 36 charts the seasonally adjusted⁷⁰ **Jersey House Price Index (HPI)** over the 20 years from 2002 to 2021. The HPI⁷¹ measures the average cost of dwellings in Jersey each quarter. It measures the combined weighted average price of one and two-bedroom flats and two, three and four-bedroom houses. This index includes share transfer properties.

Figure 36 reveals a particularly strong period of house price growth from 2007 to early 2008, followed by a plateau and subsequent decline until mid-2015. Sustained growth commenced again in 2016 and continued to 2021. Over the full 20-year period, the HPI increased by 128%. Yet in the six years between Q1 2016 and 2021, the HPI grew by almost 50% (49.7%), with a particularly sharp incline in the three months between Q1 and Q2 2021 (11.2%).

⁷⁰ A seasonally adjusted time series is a time series that has been modified to eliminate the effect of seasonal and calendar fluctuations.

⁷¹ The Index utilises transaction prices of property sales drawn from the Public Registry Index and Document Enrolment (PRIDE) database for freehold and flying freehold properties and the States of Jersey Taxes Office for share transfer transactions. This data is supplemented by information on the type and size of each property provided by the States of Jersey Population Office.

Figure 35: Jersey House Price Index seasonally adjusted 2002 - 2021* [Q4 2021 Pending] (Statistics Jersey)



A.1.9 Affordability

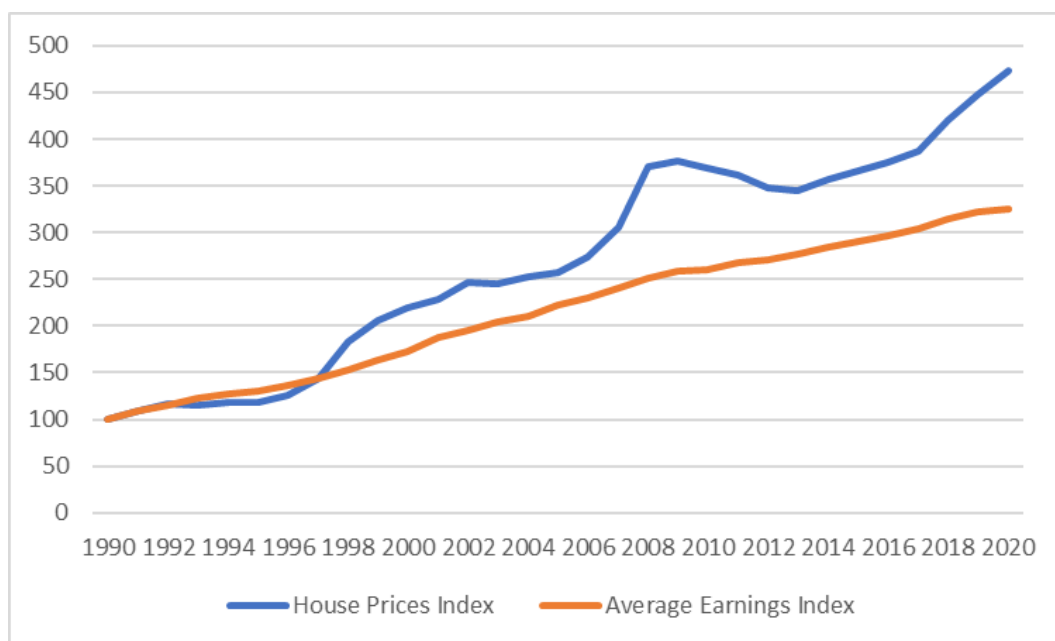
- The problem of unaffordability has been building in Jersey over the last two decades, accelerating since 2017. Since 1997, house prices have risen faster than average earnings in Jersey. Since 2017, average house prices have experienced a surge in prices, meaning that by 2020, the divergence between house prices and average earnings had reached its highest level since records began.
- The Jersey Housing Affordability Index (JHAI) measures expenditure on housing (rather than house prices) compared to average incomes. It indicates whether a working household with average income is able to purchase a median price property ‘affordably’. Affordably here is defined as when the cost of servicing a mortgage is equivalent to 30% of mean gross household income at prevailing interest rates, assuming a 10% cash deposit.
- Since 2013, housing affordability as measured by the JHAI has experienced a stepped decline. By 2020, however, housing was slightly more affordable compared with 2019, which is attributable to a decrease in mortgage interest rates. Historically low interest rates of late mask affordability challenges.
- Houses are significantly less affordable than flats. Between 2002 and 2020, a working household with average income could not afford to service the mortgage on a median-priced house of two-, three- or four-bedrooms. This has particular implications for young people looking to start or grow their family in Jersey.
- House prices are increasingly unaffordable for the working population. In 2021, households could expect to pay 6.4 times their gross household income on a one-bedroom flat, rising to 22.8 times household income for a four-bedroom house. These ratios have experienced a notable increase in recent years: in 2017, the ratio for purchasing a one-bedroom flat was around 5.0 times household income. For a four-bedroom house, the ratio was approximately 17.0 times in 2017.

Comparing average house prices to average earnings provides a basic indicator of the affordability of housing. As explained in the preceding chapter, the **Jersey House Price Index** (HPI) measures the combined weighted average (mean) cost of different dwelling types in Jersey to provide an overall picture of house price change over time. The **Average Earnings Index** (AEI) measures changes in gross wages and salaries paid to employees over time⁷².

Figure 37 charts the relative performance of the HPI and the AEI. Since 1997, the HPI has been higher than the AEI, indicating that the house prices in Jersey have seen a greater overall increase than earnings. While the HPI has nearly increased five-fold (a 374% increase), the AEI has experienced just over a three-fold increase (226%). In 2020, the divergence between the HPI and AEI reached its highest level since records began in 1990.

⁷² The Average Earnings Index includes overtime payments but excludes bonuses, employers’ insurance contributions, holiday pay and benefits in kind.

Figure 36: Annual Index numbers for the Jersey House Price Index, Retail Price Index and Average Earnings Index. 1990 onward, all indexed to 1990 = 100 (Statistics Jersey)



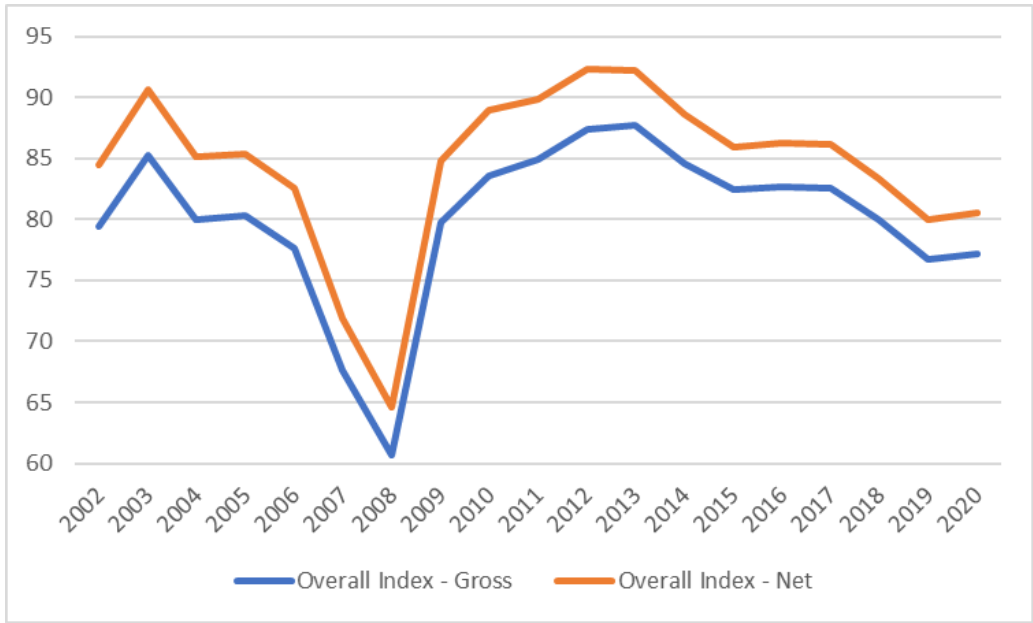
The **Jersey Housing Affordability Index (JHAI)** is another headline indicator of housing affordability. It indicates whether a working household with average (mean) income is able to purchase a median priced property *affordably*. It compares housing costs (rather than prices, as in the HPI to AEI analysis) to incomes. Using the same rule used in the UK, where one third of income spent on housing costs is deemed affordable, the JHAI deems mortgages to be affordable when equivalent to 30% of mean gross household income and 40% of net household income at prevailing interest rates with a 10% cash deposit). The index is designed to track affordability over time, rather than to represent any specific level of affordability.

Figure 38 charts the net and gross JHAI scores between 2002 and 2020. Between 2006 and 2008, the ability of a household on a mean income to purchase a median priced property at an affordable level dropped significantly (coinciding with the global financial crash). Yet, it recovered even faster than it dropped, exceeding 2006 levels of affordability within one year. Since 2013, housing affordability as measured by the JHAI has experienced a stepped decline. By 2020, however, housing was slightly more affordable compared with 2019, which is attributed by Statistics Jersey to a decrease in mortgage interest rates in the latter part of 2020⁷³. However, referring back to 2020 in

Figure 38, which illustrates that the change in average earnings was lower than the increase in overall property prices, this suggests that certain property types would have seen worsening affordability.

⁷³ Statistics Jersey (2021) Housing Affordability, available at: <https://www.gov.je/Government/JerseyInFigures/HousingLiving/pages/housingaffordability.aspx> [Accessed 18/01/2022]

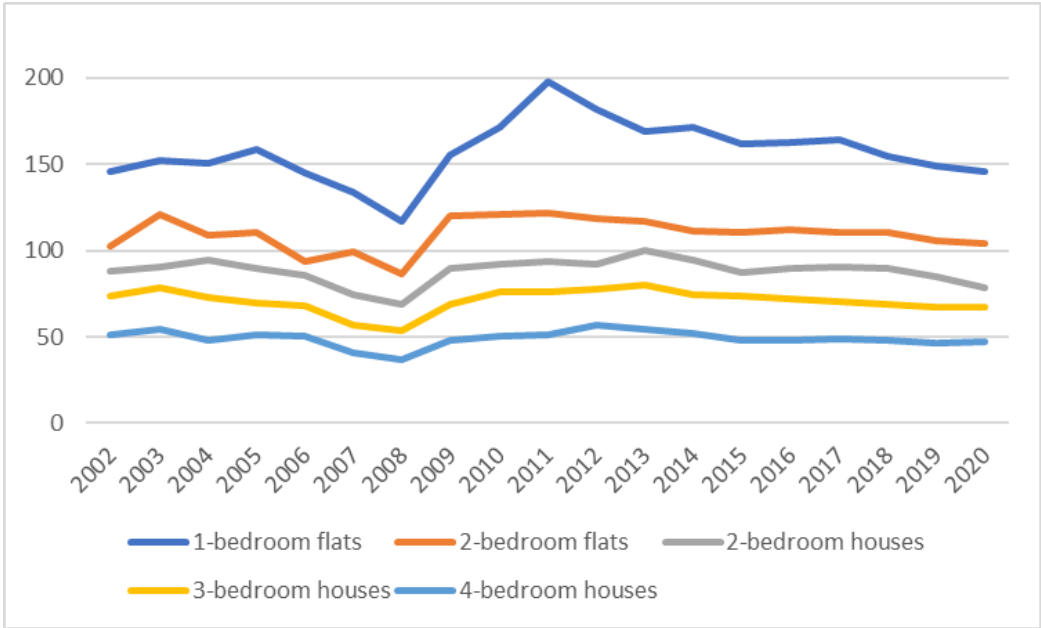
Figure 37: Jersey Housing Affordability Index, 2002 to 2020 (Statistics Jersey)



Statistics Jersey has published separate housing affordability indices for individual property types. A composite chart of net affordability for one- and two-bedroom flats and two-, three- and four-bed houses is shown in Figure 39. For these indices, a value greater than 100 indicates that the type of property is deemed ‘affordable’ based on the same affordability assumptions as the JHAI (one third of income spent on housing costs, monthly mortgages equivalent to 40% of net household income at prevailing interest rates with a 10% deposit of the purchase price). Where an index falls below 100, this indicates that a working household with mean net income is not able to service a mortgage affordably on a median-priced home of any given type.

Only one- and two-bedroom flats have typically met the affordability criteria between 2002 and 2020. No housing types have crossed the affordability threshold score of 100 during this period, meaning that a working household with average income was not able to service a mortgage affordably on the purchase price of a median-priced house of any size. Unsurprisingly, three- and four-bedroom houses have consistently remained the least affordable properties.

Figure 38: Jersey Housing Affordability Index for different property types, 2002 - 2020 (Statistics Jersey)



It is worth highlighting that while house prices in 2020 reached their highest ever (and continued to grow in 2021), the level of (un)affordability of two-, three- and four-bed houses remained relatively constant between 2015 and 2020. This is because historically low mortgage interest rates and thus cheaper repayments have counterbalanced the house price increase.

Another measure used by Statistics Jersey to provide insight into housing affordability, in line with the UK Office for National Statistics, is the ratio of median property price to median household (gross) income. Figure 40 and Figure 41 chart the ratio of property price to income for flats and houses in Jersey from 2002 to 2020. These figures show that in 2020 full-time employees in Jersey could typically expect to spend 6.0 times their workplace annual earnings on purchasing a one-bedroom flat, rising to 18.4 times annual earnings for a four-bedroom house. The ratio grew for all five property types, indicating that house prices in Jersey grew at a faster rate than earnings throughout the year.

Figure 39: Ratio of median property price to median gross household income, 2002-2020 - flats (Statistics Jersey)

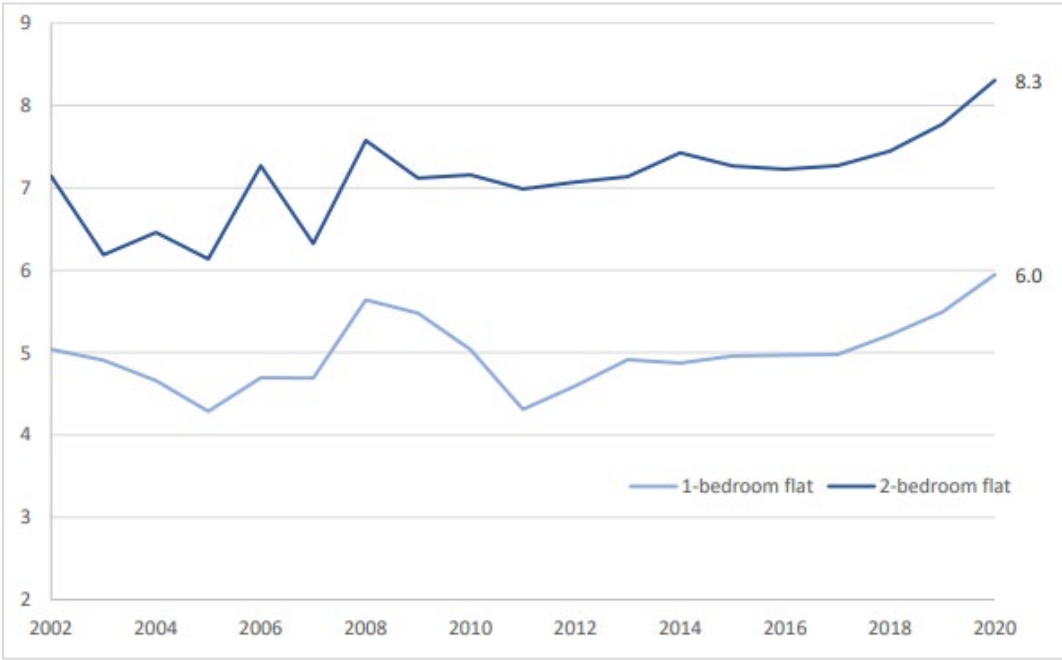
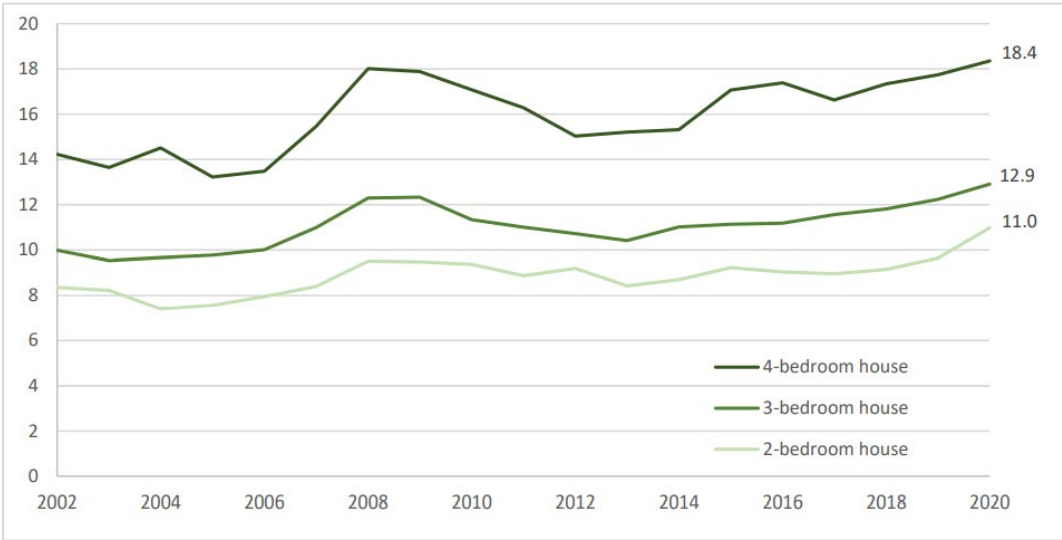


Figure 40: Ratio of median property price to median gross household income, 2002-2020 - houses (Statistics Jersey)



The affordability ratio can be compared to the UK to benchmark Jersey's affordability against different UK regions. The mean of Jersey's affordability ratio across the five property types is 11.32. Table 10 provides the 2020 house price to residence-based earnings dataset⁷⁴ findings England and London, together with that for Jersey. By this dataset, Jersey's affordability ratio is typical of an outer London borough.

Table 10: Property price to income ratio, Jersey and UK regions in 2020

Location	Affordability Ratio
Jersey	11.3
England	7.8
London	12.5

The Jersey House Price Index publication for Q4 2021⁷⁵ updated the ratio figures, evidencing a worsening of affordability. These figures show that in 2021 **households in Jersey could typically expect to spend 6.4 times their gross annual income on purchasing a one-bedroom flat, rising to 22.8 times annual income for a four-bedroom house**. Over the year, the ratio of median dwelling price to median household income in Jersey was higher compared to 2020 for all property types, apart from 2-bedroom houses, which saw a slight decrease in the ratio.

⁷⁴ Office for National Statistics (2020) House price to residence-based earnings, available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2020/relateddata> [Accessed 21/01/2022]

⁷⁵ Statistics Jersey (2022) House Price Index Fourth Quarter – 2021, available at: [R House Price Index Q4 2021 20220217 SJ.pdf \(gov.je\)](#) [Accessed 29/03/2022]

A.1.10 Rents

- The rental market is divided into properties available for those with residential qualifications and those without. Just under half of residents in Jersey are renting: the 2011 census showed that 33% of people living in Jersey were living in qualified rentals (either in the private sector or States/housing trust/parish affordable rentals), while some 13% of residents were renting non-qualified forms of accommodation.
- The majority of the qualified and non-qualified rental market is private (80%), while around one-third is provided by the States (through Andium Homes), housing trusts or parishes.
- Limited data on private rental properties is a challenge, hindering the ability to measure how much renting households actually pay and the affordability of renting in Jersey. However, acknowledging the limitations of the Jersey Private Sector Rental Index, it indicates a 10% increase in rental prices between 2018 and 2019.
- High rental prices are compounded by the high general cost of living in Jersey (15% higher on average than the UK's most expensive region, London).
- Providers of affordable rental properties in Jersey set their rent at a rate below market value. However, in pinning affordable rates to what are currently high market values, criticisms have been levelled at whether affordable rents are, in fact, "affordable".
- In 2011, approximately 14% of residents lived in States (Andium), housing trust or parish rentals. Tenants who qualify for Income Support have the full value of their rent included within their income support. This leaves a proportion of social tenants tied to 80% below market value rents, which is not always affordable.
- Statistics Jersey are in the process of conducting an annual earnings survey. The data collected will provide an indication of the proportion of household income spent on rent in Jersey and thus of its affordability in 2021 and 2022.

As with the buying market, the rental market in Jersey is divided in two. Entitled and licensed residents are qualified to rent any property (with the exception of social rented housing for licensees), while registered residents can rent only specific 'registered' properties as their place of residence. As of 2011, 33% of residents were living in qualified private rentals or States, housing trust or parish rentals. Some 13% of residents were renting non-qualified forms of accommodation, including renting in registered lodging houses (although it is worth noting that the occupants of non-qualified tenures are not necessarily non-qualified themselves)⁷⁶.

The majority of the rental market in Jersey is private: qualified and non-qualified rental, lodging and employment-tied accommodation accounts for around 70% of the rental market, whereas States (Andium), housing trust or parish rent accounts for 30%⁷⁶. Certain stakeholders reinforced the Housing Policy Development Board Briefing Paper (2019) suggestion that non-qualified rentals are of poorer quality compared to qualified rental accommodation⁷⁷. However, in the absence of a survey on the quality of rental homes, this cannot be robustly evidenced. All non-qualified lodging houses are required by law to meet minimum standards⁷⁸ and are inspected periodically to ensure that they meet the required standards.

There is no comprehensive dataset which tracks the price or affordability of properties in the private rental sector. The **Jersey Private Sector Rental Index** (PSRI) was published from 2007 until 2012 using rental consent data from the States of Jersey Population Office. However, the index was derived from the mean rent

⁷⁶ Statistics Jersey (2012) Report on 2011 Census, Households and Housing Chapter, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20Chapter3Households%2020120808%20SU.pdf> [Accessed 21/01/2022]

⁷⁷ Altair (2019) Government of Jersey Housing Policy Development Board Briefing Paper: Housing Affordability and Supply, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/ID%20Policy%20briefing%20on%20affordability%20and%20housing%20supply%20July%202019.pdf> [Accessed 22/01/2022]

⁷⁸ The standards for lodging rooms are available at: <https://www.gov.je/Home/RentingBuying/OtherRentalOptions/Pages/LodgingHouseAdmin.aspx#anchor-1> [Accessed 22/01/2022]

of properties for which rental consents were granted by the Population Office during each quarter, not from all private sector rents in the Island. Moreover, the Index was not produced from December 2012 to June 2015 following a change in law that meant this data was no longer collected. More recently, a revised index has been produced by Statistics Jersey using advertised rental prices from both internet and classified adverts. The resulting mix-adjusted average rental price is converted into the PSRI.

Figure 42 charts the PSRI (based to 100 for the calendar year 2002) and the rolling four-quarter average to account for seasonal effects. Between Q3 2007 and 2021, the PSRI jumped 78%⁷⁹, indicating overall a significant increase in rental prices in the private sector. Based on the rolling four-quarter average from 2017 through 2021, the greatest annual percentage change in prices was between 2018 and 2019, when the index rose 10%. By this measure, advertised private sector rental prices were essentially unchanged between the year ending Q3 2020 and Q3 2021.

Figure 41: Jersey Private Sector Rental Index, Q1 2002 to Q3 2021 (2002 = 100; non-seasonally adjusted) (Statistics Jersey)

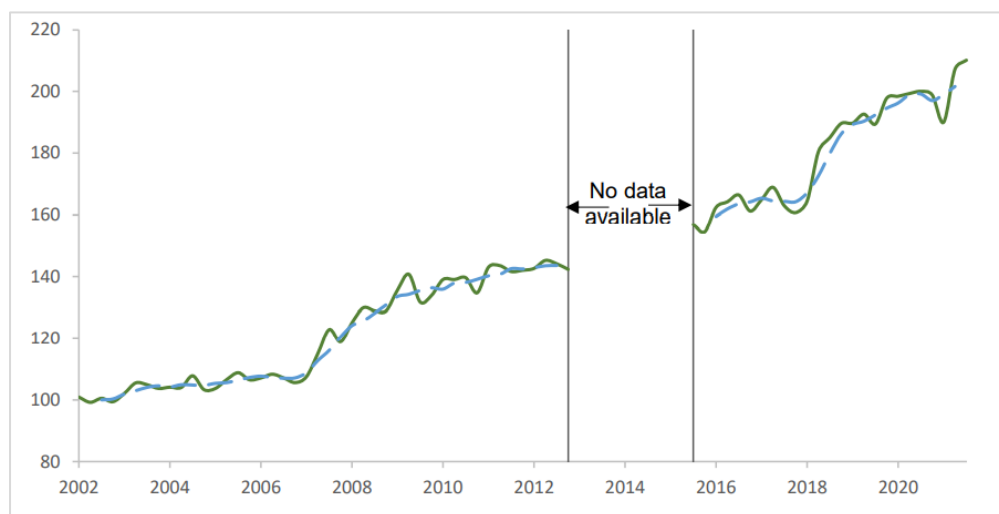


Table 11 presents data extracted from the latest Survey of Household Earnings published by Statistics Jersey in 2015. Using data on net household income before and housing costs, the table illustrates how housing costs affect different tenure groups. Those people living in ‘affordable’ housing face particularly acute affordability issues, with rent accounting for 40% of their net household income expenditure. While the Government of Jersey provides income support sufficient to cover rent in affordable homes *for those people who qualify for Income Support*, Andium has indicated previously that an 80% market equivalent rent creates affordability challenges for the 40% of their households not in receipt of Income Support⁸⁰.

It is important to stress that these proportions are likely to be higher at present than they were in 2014/2015. This is because housing costs have risen at a faster rate than income, as illustrated by the Jersey Housing Affordability Index (refer to

Figure 38). While an updated earnings survey was due to be published in 2019/2020, data collection was interrupted by the onset of the Covid-19 pandemic. Since September 2021, Statistics Jersey has been in the process of producing a new report. The latest figures for the proportion of net household income spent on housing will be key to grasping the scale of affordability for tenants.

⁷⁹ Based on the rolling four-quarter averages for Q3 2007 and Q3 2021.

⁸⁰ Altair (2019) Affordability and Housing Supply in Jersey, available at: [ID Policy briefing on affordability and housing supply July 2019.pdf \(gov.je\)](#) [Accessed 26/01/2022]

Table 11: Median housing costs for various tenures, in £ and as a % of median net household income (Altair, 2019)

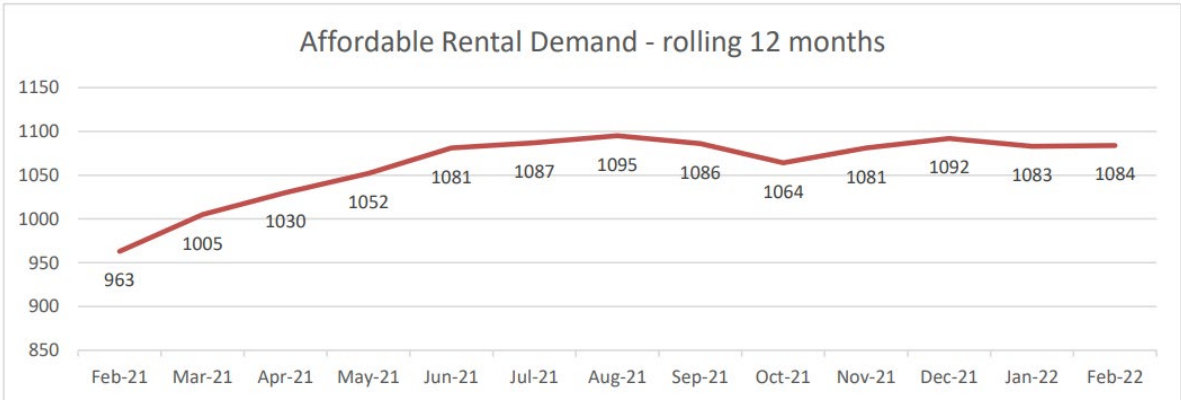
Tenure	Net Household Income before housing costs (per month)	Housing Costs (per month)	Residual Income after Housing Costs (per month)	Proportion of Net Household Income spent on housing
Owner occupied with mortgage	£4,377	£520	£3,857	12%
Rental (qualified)	£2,947	£910	£2,037	32%
Rental (non-qualified)	£2,427	£607	£1,820	25%
Affordable (social) rent	£2,037	£823	£1,214	40%
All ⁸¹	£2,947	£520	£2,427	18%

Turning to affordable (i.e., social) housing, at the time of the 2011 census, 14% of Jersey residents lived in States (Andium), housing trust or parish rentals. These are affordable homes providers, which set their rents below market value at a maximum of 80% market rate. At present, Andium, which is the largest affordable housing provider, sets its rents at 80% of market value. For those tenants who qualify for Income Support, the full value of their rent is included within their income support calculation (figures for the proportion of social tenants on income support have not been located, although one stakeholder indicated that roughly two-thirds of social tenants qualify for it). For those who do not qualify, they can find themselves paying high rents which are not always cheaper than properties on the private rental market.

The Government of Jersey publishes monthly statistics on the number of applicants accepted onto the Affordable Housing Gateway for affordable rented accommodation (either entering the Gateway for the first time from the private sector or transferring from another affordable home). Figure 43 shows the rolling 12-month totals for all those accepted onto the Gateway for affordable rentals. This graph shows that over the period February 2021 to February 2022, the number of applicants accepted onto the waiting list increased by 121. The most significant demand of these applicants has been for one-bed homes, followed by two-beds (at around half the demand for one-beds). The Housing Advice Service indicates that this demand for smaller units is driven by the elderly and, young families struggling to find affordable and suitably sized accommodation in the private sector.

⁸¹ Also includes owner occupied without mortgage, who pay approximately 1% of income on housing costs.

Figure 42: Affordable Gateway rental demand, rolling 12 months (Government of Jersey)



High housing costs are compounded by the high cost of living in Jersey. Monthly expenditure on all non-housing goods and services in Jersey in 2014/15 was about 33% higher than in the UK and about 15% higher than in the UK’s most expensive region (London)⁸².

⁸² Altair (2018) Key Worker Housing Final Report, available at: [Government of Jersey Key Worker Housing Report v2.0.pdf](#) [Accessed 27/01/2022]

A.1.11 Lending

- There are a number of mortgage lenders operating in Jersey, including the more conventional bank lenders and flexible non-bank lenders.
- Loan information is collected for properties approved by the Royal Court (i.e., not for share transfer properties). Of properties transacted in the Royal Court in 2020, some 70% were purchased using a mortgage.
- From 2004 to 2021, the mean loan-to-value (LTV) ratio of mortgages has been classed as ‘low’ (<80%). Broadly speaking, a low LTV ratio is good and a high LTV ratio (>80%) is less desirable, both for individuals and mortgage lenders.
- Despite a low average LTV ratio, high LTV ratio transactions still comprise a significant proportion of all transactions. In 2020, 46% of transactions with loans were based on high LTV ratios. However, stakeholder consultation indicated that mortgage defaults are uncommon, suggesting that the majority of those who successfully obtain a loan are able to finance them.
- As compared to the UK, Jersey typically offers mortgage products based on higher income multiples, which are riskier financially. However, lenders in Jersey generally stick to a specific, low-risk borrower profile. No data has been accessed that indicates the proportion of mortgage applicants who are refused.
- Mortgage lenders back assisted purchase schemes in Jersey. However, demand for the largest of these schemes, the Andium ‘Homebuy’ Scheme, outweighs supply. Average wait times vary from one and a half years for a two-bed to four years for a three-bed home.
- No data is available for the proportion of mortgages lent for the purchase of buy-to-let properties or second-plus homes, nor for first-time buyers.

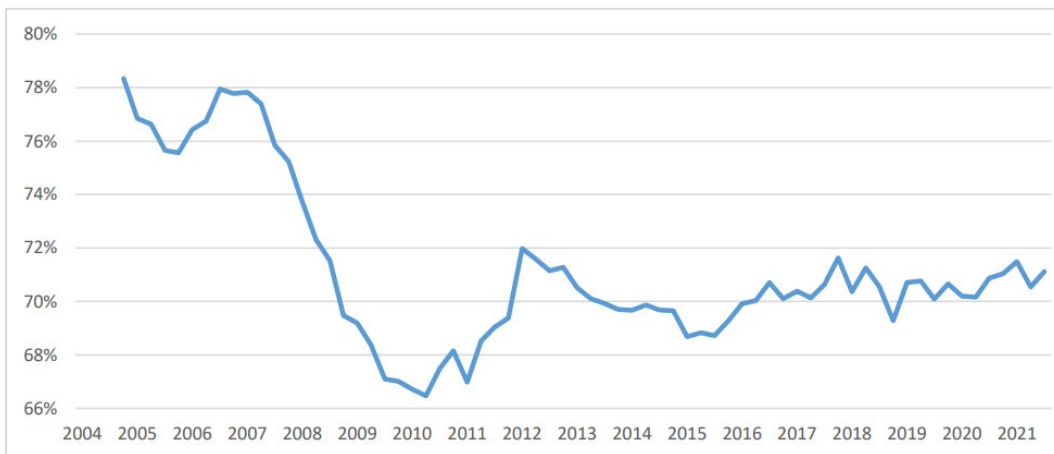
There are a number of mortgage lenders and brokers operating in Jersey, including the more conventional high-street bank lenders and flexible non-bank lenders. The major players in this market are HSBC, Lloyds, RBS International, Barclays, Skipton, Santander, The Mortgage Shop and Cherry Godfrey.

For property transactions that are passed by the Royal Court (i.e., not share transfer properties), loan information is collected. Around 70% of eligible residential properties transacted in the Royal Court in calendar year 2020 were purchased including a loan⁸³. For each transaction, the loan to value ratio (the percentage of a property transaction price that is accounted for by a loan) can be calculated and the mean loan to value (LTV) ratio over a given period calculated. A higher mean LTV ratio indicates that, on average, loans account for a higher proportion of the price paid by people purchasing properties with a loan. Broadly speaking, a low LTV ratio (<80%) is good and a high LTV ratio (>80%) is less desirable, both for individuals and mortgage lenders. Because a loan with a low LTV ratio is less risky for a lender and the borrower, it will generally come with lower interest rates (but high deposits), and vice versa for loans with high ratios.

Figure 44 shows the rolling four-quarter average of the mean LTV ratio of property transactions in Jersey during the period Q4 2004 to Q3 2021. While this data does not account for share transfer properties, it is more inclusive than the House Price Index, in that it includes sales of age restricted properties, properties designated for first time buyers, properties sold via the Gateway, three- or more bedroom flats, one-bedroom houses and five- or more bedroom houses. Figure 44 illustrates that throughout the period from 2004 to Q3 2021, the mean LTV ratio in Jersey has been low (<80%). Most recently, the rolling four-quarter average for Q3 2021 was 71%.

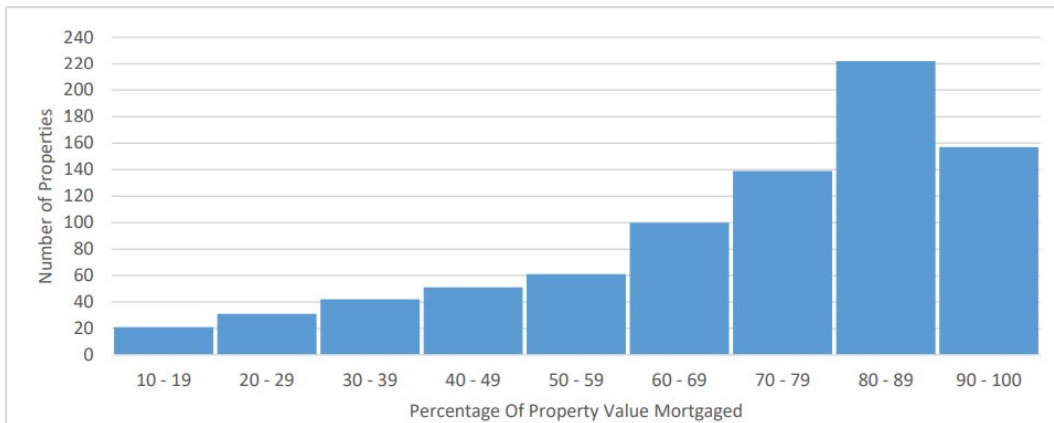
⁸³ Statistics Jersey (2021) House Price Index Quarter 4 2020, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20House%20Price%20Index%20Q4%202020%2020210218%20SJ.pdf> [Accessed 23/01/2022]

Figure 43: Rolling four-quarter mean of loan to value, Q4 2004 to Q3 2021, percentage (Statistics Jersey)



While the mean LTV ratio indicates a relatively healthy balance between credit and incomes/cash deposits on average, , which shows the distribution of LTV of property transactions in 2020, indicates that the most common grouping for LTV ratios was actually between 80-89%. Remembering that an LTV ratio above 80% is generally deemed ‘high’, approximately 46% of transactions with loans in 2020 were based on high LTV ratios. For 2019, some 44% of transactions with loans were based on high LTV ratios⁸⁴. In and of itself, a high proportion of high LTV ratios is not a problem, nor a causal factor in house price increases, although it creates a market that more susceptible to house price changes and instability. A factor worth more consideration, if the data were available, would be the proportion of lending for buy-to-let homes and second homes in Jersey. This data would provide an indication of the scale of multiple homeownership and allow inferences to be made regarding its impact overall on house prices.

Figure 44: Distribution of loan to value for properties transacted, 2020 (Statistics Jersey)



It is worth noting that there are a series of ‘riskier’ mortgage products in the Jersey market. In the UK lender market, most lenders offer an income multiple of between 4-4.5 times annual salary. In Jersey, income multiples of 5.5-5.7 are typically available, including up to 6 times salary. However, one stakeholder familiar with lending behaviour in Jersey stated that most lenders lend to a very specific, generally low risk borrower profile - for example, people in employment with salaries above a certain threshold. He added that while repossessions do occur in Jersey, mortgage defaults are uncommon, suggesting that the majority of those who successfully obtain a mortgage in Jersey are able to finance them. No data has been obtained that reveals the proportion of mortgage applicants who are refused (un-met demand).

⁸⁴ Statistics Jersey (2020) House Price Index Quarter 4 2019, available at: <https://www.gov.je/SiteCollectionDocuments/Government%20and%20administration/R%20House%20Price%20Index%20Q4%202019%2020200220%20SJ.pdf> [Accessed 23/01/2022]

There are a variety of affordable housing purchase schemes on offer in Jersey, backed by mortgage providers. These schemes are run by private agencies and housing providers. Each scheme is different and has its own rules. Andium Homes administers the primary assisted purchase scheme, the Andium 'Homebuy' scheme. Under this scheme, first time buyers can purchase a home using a deferred payment of 25% of the market value on a range of properties, from one-bed flats to four-bed houses. However, the average wait times from application to move in date vary from one and a half years for a two-bed home to four years for a three-bed home.

A.1.12 Further Information

Study Team

The Arup study team comprised:

- Jo Negrini, Director
- Kieron Hyams, Associate Director
- Laetitia Lucy, Senior Consultant
- Jamie Field, Planner
- Emma Goddard, Planner

Stakeholders

The table below lists each of the stakeholders that were interviewed as part of this study. Some of the people named are client advisors and study sponsors within the States of Jersey, while others are individuals and organisations interviewed upon SoJ recommendation. The majority of non-SoJ individuals and organisations are members of the Strategic Housing Partnership Board.

First Name	Last Name	Organisation
Jade	Boschat	Housing Advice Service
Greg	Boyd	GoJ - Senior Economist
Catherine	Buckley	Jersey Estate Agents Association
Martin	Clancy	Dandara
Mark	Cummins	Jersey Landlords Association
Nick	Dodsley	Jersey Estate Agents Association
Sue	Duhamel	GoJ - Director SPPP
Dan	Edmunds	GoJ - Statistics Jersey
Ian	Gallichan	Andium Homes
Lee	Henry	GoJ Development Company
John	Hodge	Shelter Trust
Martin	Holmes	Jersey Construction Council
Russell	Labey	SoJ - Minister Housing & Communities
John	Le Fondré	SoJ - Chief Minister
Francis	Le Gresley	Les Vaux Housing Trust
Patrick	Lynch	Caritas Jersey
Paul	Martin	GoJ - Chief Executive
Shelagh	Martin	Jersey Estate Agents Association
Richard	McCarthy	Andium Homes
Tim	Millar	GoJ - Policy Officer SPPP
Guy	Morris	Jersey Landlords Association
Emma	Paul	Jersey Landlords Association
Susan	Pinel	SoJ - Minister Treasury
Ian	Raymond	Jersey Bankers Association

First Name	Last Name	Organisation
James	Roberts	GoJ - Financial Services
Steve	Skelton	GoJ - SPPP
Graeme	Smith	Jersey Business
Simon	Soar	Jersey Business
Nick	Steel	Jersey Business
Charles	Thacker	Christians Together in Jersey Housing Trust
Sarah	Tumelty	Sanctuary Trust
Stephen	Van Neste	Jersey Homes Trust
Tom	Walker	GoJ - DG SPPP
Suzanne	Wylie	GoJ - Incoming Chief Executive

Housing Affordability Chart (Housing Strategy, 2016)

