



# Residential land availability

January 2011

## **Preface**

The purpose of this report is to provide more up-to-date knowledge on housing supply, to allow comparisons with identified requirements for new homes in the Island Plan, and to assist in ensuring that an adequate supply of suitable housing will be available to meet the community's needs.

It is the intention to provide regular monitoring reports on housing land availability and the performance of related planning policies over the Plan period of the 2011 Island Plan.

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## 1. Introduction

The purpose of this report is to provide more up-to-date knowledge on housing supply, to allow comparisons with identified requirements for new homes in the Island Plan, and to assist in ensuring that an adequate supply of suitable housing will be available to meet the community's needs.

The information provided here describes the situation at the start of 2011 and effectively supplements the information included in the Department of the Environment's earlier reports entitled:

- '*An Interim Review of Residential Land Availability*', February 2010; and
- '*Residential Land Availability Statistics @ Start 2010*', June 2010.

Following the approval of the 2011 Island Plan, it is the intention to provide regular monitoring reports on housing land availability and the performance of related planning policies.

## 2. Summary of findings

The evidence available on housing supply suggests that the Island is in a good position to meet overall demand for new homes during the first five years of the 2011 Island Plan. Current outstanding housing commitments and other identified sources of housing supply considerably exceed the overall requirement for 2,000 homes during the period. This is largely down to an excess in land availability for private Category B development. In contrast, the evidence suggests that the existing and potential overall supply for Category A homes at this time will only just be sufficient to meet the identified requirement for 500 homes up to the end of 2015.

Despite the findings of this review and the apparent generally favourable land availability situation at the start of 2011, there can be no room for complacency. There are some significant challenges facing the Island at this time in relation to housing provision, which require more detailed consideration. Furthermore, it is important to keep the housing situation under close scrutiny, to provide regular up-to-date information, identify any unforeseen changes in circumstances and ensure that such changes are responded to effectively and in a timely manner.

## 3. Future considerations

Examples of key areas which present significant challenges and require more detailed consideration, including:

- The provision of 'affordable homes' for residents and key workers;
- The future role of social rented housing (in the light of the '*Whitehead Report*');
- Matching the type and size of homes supplied to identified requirements;
- Planning to meet the future housing needs of a rapidly growing elderly population; and
- The continuing economic downturn and the current depressed nature of the local housing market.

Housing affordability is perhaps the most important issue requiring attention at this time, given the current difficulties for people on low or modest incomes gaining access to suitable housing that they can afford. To assist the procurement of required affordable homes, the Department of Environment is currently conducting a review of the draft supplementary planning guidance for Island Plan Policy H3 (Affordable Housing), including the associated standard viability assessment model for new housing developments. It is doing so in consultation with the construction industry.

On the demand side, there is a need for more in-depth information about housing requirements to help ensure appropriate delivery of new homes across all tenures. When it is set up, the new 'housing gateway' will help provide better information about the numbers of affordable homes required (including social rented, shared ownership / Jersey Homebuy 2, designated first-time buyer, and self-build or other housing developed specifically at reduced costs and available through the gateway). The new 'Housing Needs Survey' which is scheduled to be carried out by the States Statistics Unit in 2012 will also provide valuable up-to-date and detailed information on housing requirements, including the types and sizes of homes required in each tenure group.

#### **4. Recent completions in the qualified sector**

##### ***Annual completions***

Table 1 shows the net number of completions of new homes in the qualified sector since 2002 (i.e. the adoption of the 2002 Island Plan) and allows a comparison with past trends. Despite reductions in net completions in the last three years, during the economic downturn, residential construction work since 2002 has been impressive resulting in approximately 4,700 new homes. The average building rate during the last nine years of approximately 520 new homes per year is very healthy and significantly exceeds the average rate of completions achieved in the preceding 16 years (366) during the life of the 1987 Island Plan.

The average rate for purpose-built Category A and Category B homes during the 9 years to the end of 2010 was 166 and 356 homes per year respectively. However, the figures take no account of the proportion of the completions currently included in Category B private developments, which will have contributed to meeting identified Category A requirements.

**Table 1: Housing completions in qualified sector**

Completed Dwellings (net)						
Year	Purpose built first-time buyer homes <sup>*5</sup>	Purpose built social rented homes <sup>*6</sup>	Purpose built open mkt l/long / retiremnt homes	Total purpose built Cat A completions	Other demand housing (Cat B)	Total completions
1986	107	40		147	232	379
1987	23	225		248	106	354
1988	108	136		244	103	347
1989	-	147		147	128	275
1990	17	130		147	289	436
1991	76	75		151	325	476
1992	139	130		269	159	428
1993	187	86		273	243	516
1994	81	197		278	175	453
1995	165	50		215	199	414
1996	15	70		85	224	309
1997	12	(137)		(125)	142	17
1998	-	51		51	186	237
1999	79	78		157	240	397
2000	-	60		60	312	372
2001	59	26		85	367	452
Sub-total	1068	1364		2432	3430	5862
<b>Ave. annual completion 1986-2001</b>	67	85		152	214 <sup>*3</sup>	366 <sup>*3</sup>
2002	92 <sup>*2</sup>	290 <sup>*1</sup>		382	483	865
2003	161 <sup>*2</sup>	30 <sup>*1</sup>		191	464	655
2004	52 <sup>*2</sup>	59 <sup>*1</sup>		111	349	460
2005	40 <sup>*2</sup>	26 <sup>*1</sup>		66	513	579
2006	80 <sup>*2</sup>	207 <sup>*1</sup>		287	433	720
2007	184 <sup>*2</sup>	77 <sup>*1</sup>		261	314	575
2008	68 <sup>*2</sup>	(-14) <sup>*1</sup>		54	171	225
2009	81 <sup>*2</sup>	45 <sup>*1</sup>	5	131	283	414
2010	8 <sup>*2</sup>	2 <sup>*1</sup>		10	191	201
Sub-total	766	722	5	1,493	3,201	4,694
<b>Ave. annual completion 2002-2010</b>				166	356 <sup>*4</sup>	522 <sup>*4</sup>

<sup>\*1</sup> see Appendix 1 for details; <sup>\*2</sup> see Appendix 2 for details; <sup>\*3</sup> includes lodging and staff accommodation; <sup>\*4</sup> excludes lodging and staff accommodation; <sup>\*5</sup> now includes Jersey Homebuy; <sup>\*6</sup> includes social rental lifelong homes

### ***Distribution of completions***

Most of the net increase in homes over this 9 year period (61%) was in the urban parishes of St. Helier (41%), St. Saviour (8%) and St. Clement (12%), as indicated in Table 2 below. This is very much in line with the 'spatial strategy' for new development set out in the 2002 Island Plan, which promoted more sustainable development concentrated in urban areas (N.B. a strategy which has been reinforced in the 2011 Island Plan).

**Table 2: Net completions of new homes in the qualified sector, by parish, 2002 – end 2010**

Parish	New Homes by Category		Total Homes Completed	%
	Purpose Built Category A <sup>*1</sup>	Category B		
St. Brelade	0	269	269	5.7
St. Clement	264	278	542	11.6
Grouville	17	107	124	2.7
St. Helier	701	1244	1945	41.4
St. John	40	87	127	2.7
St. Lawrence	119	268	387	8.2
St. Martin	64	100	164	3.5
St. Mary	0	64	64	1.4
St. Ouen	42	129	171	3.6
St. Peter	82	267	349	7.4
St. Saviour	140	230	370	7.9
Trinity	24	158	182	3.9
<b>TOTAL</b>	1,493	3,201	4,694	100.0

<sup>\*1</sup> excluding contribution from private Category B developments.

### ***Completions by type and size***

Table 3 gives an indication of the types and sizes of the homes which were completed for Category A and Category B purposes in 2010. The majority of completions (79%) were 2- and 3-bed homes. As in 2009, the net total of 201 homes was fairly evenly spread between flat completions (42%) and house completions (58%). This is different to the preceding two years (2007 and 2008) when the great majority of completed homes were houses. Prior to 2007, the prevalent trend was for the majority of units completed being flats.

**Table 3: Net completions of new homes in qualified sector, by type and size, 2010**

Type of Home	Size of Home						Total
	1-bed	2-bed	3-bed	4-bed	5-bed+	Unspecified	
<b>Category B completions</b>							
Flats <sup>*1</sup>	20	54	17	-	-	-6	85
Houses <sup>*2</sup>	11	10	48	34	9	-6	106
Sub-Total	31	64	65	34	9	-12	191
%	16.2	33.5	34.0	17.8	4.7	(-6.2)	100.0
<b>Category A completions</b>							
Flats <sup>*1</sup>	-	-	-	-	-	-	-
Houses <sup>*2</sup>	(-19)	15	14	-	-	-	10
Sub-Total	(-19)	15	14	-	-	-	10
%	(-190)	150.0	140.0	-	-		100.0
<b>TOTAL</b>	12	79	79	34	9	-12	201
%	6.0	39.3	39.3	16.9	4.5	(-6.0)	100.0

<sup>\*1</sup> includes apartments, studios, bedsits and maisonettes; <sup>\*2</sup> includes bungalows and cottages

## 5. Outstanding commitments in the qualified sector

### *Commitments by type*

Table 4 provides details of outstanding commitments for new homes in the 'qualified sector' at the end of 2010. It illustrates good levels of commitments (i.e. nearly 3,000 homes), which comfortably exceed the target requirements for new homes in the first half of the 2011 Island Plan period up to the end of 2015. Of course, not all the commitments will be completed in that timeframe, but the majority should be, including:

- the 974 Category B homes under construction at the end of 2010;
- a proportion of both the 1500 Category B homes with existing consents, which had yet to start (supplemented by an unknown number of proposed homes which will be granted consent during the five year period 2011- 2015);
- virtually all the 83 outstanding commitments for first time buyer homes (whether or not they were under construction at the start of 2011);
- the commitments for Lifelong homes (approx. 350 homes) and other social rented homes under construction (approx. 100 homes).

The commitments for other social rented homes during the period show a net loss of 24 homes, which reflects the Housing Department's ongoing programme of redeveloping its outworn housing developments.



**Table 4: Outstanding commitments for new homes in qualified sector, at start 2011**

Outstanding Planning Permissions				Homes under construction (Net) (b)	Other commitments which may yield or involve loss of units before the end of 2015		Total (a+b+c)
Type of Housing	No. of New Homes (Net)				Definite, or Probable (c)	Other possibles in the time frame (d)	
	Planning in Principle Permits	Planning or Building Permits	Total no. with consent (a)				
Purpose built conventional first time buyer (inc. Homebuy)	-	26	26	15	42	-	83 <sup>*2</sup>
Lifelong Homes (open market)	-	40	40	3	120	-	163 <sup>*3</sup>
Lifelong Homes (soc. rented)	-	51	51	15	124	-	190 <sup>*4</sup>
Other Social Rented	-	(-142)	(-142)	94	24	-	(-24) <sup>*5</sup>
Total Category A	-	(-40)	(-40)	142	310	-	412
Other demand housing (Cat B) <sup>*6</sup>	396	1,182	1,578 <sup>*1</sup>	974	-	-	2,552
<b>Total</b> (all housing)	396	1,157	1,553	1,101	310	-	2,964

<sup>\*1</sup> net of permissions which have not been advanced for 4 years or more; <sup>\*2</sup> see Appendix 7 for details; <sup>\*3</sup> see Appendix 8 for details; <sup>\*4</sup> see Appendix 9 for details; <sup>\*5</sup> see Appendix 6 for details; <sup>\*6</sup> These figures take no account of the potential 160 or so owner occupied homes which would be released when the owners downsize to open market Lifelong homes.

As can be seen from Appendices 6 - 9, the commitment figures for Category A homes rely to a significant degree on:

- the remnants of development sites rezoned for the purpose under Policy H2 of the 2002 Island Plan; and
- the fields zoned by the States in July 2008, primarily for Lifelong Homes (P.75/2008) and included in the 2011 Island Plan.

The current status of these sites is outlined in Appendix 12.

***Distribution of commitments***

Table 5 illustrates the availability of housing commitments by parish. As with completions over the last 9 years, most of the commitments are concentrated in the main urban parishes (76%), including St. Helier (62%) and St. Saviour (12%). The low level of net commitments in St. Clement (2%) is due, in part, to losses of homes associated with redevelopment and refurbishment of outworn housing.

**Table 5: Housing commitments for net new homes in qualified sector, by parish @ start 2011**

Parish	House Type	Outstanding Permissions	Homes under construction	Other Commitments	Total Commitments	
					No.	%
<b>St. Brelade</b>	Cat B	26	91	-	117	6.7
	F-t-b	26	-	-	26	
	Lifelong Homes	-	-	55	55	
	Other Social Rent	-	-	-	-	
<b>St. Clement</b>	Cat B	50	22	-	72	1.7
	F-t-b	-	-	-	-	
	Lifelong Homes	42	-	-	42	
	Other Social Rent	(-147)	60	24	(-63)	
<b>Grouville</b>	Cat B	66	23	-	89	3.7
	F-t-b	-	-	-	-	
	Lifelong Homes	20	-	-	20	
	Other Social rent	-	-	-	-	
<b>St. Helier</b>	Cat B	1,168	620	-	1,788	61.9
	F-t-b	-	-	-	-	
	Lifelong Homes	-	-	9	9	
	Other Social Rent	5	34	-	39	
<b>St. John</b>	Cat B	26	16	-	42	1.9
	F-t-b	-	-	-	-	
	Lifelong Homes	14	-	-	14	
	Other Social Rent	-	-	-	-	
<b>St. Lawrence</b>	Cat B	28	21	-	49	2.0
	F-t-b	-	-	12	12	
	Lifelong Homes	-	-	-	-	
	Other Social Rent	-	-	-	-	
<b>St. Martin</b>	Cat B	29	16	-	45	1.5
	F-t-b	-	-	-	-	
	Lifelong Homes	-	-	-	-	
	Other Social Rent	-	-	-	-	

Parish	House Type	Outstanding Permissions	Homes under construction	Other Commitments	Total Commitments	
					No.	%
St. Mary	Cat B	5	6	-	11	1.5
	F-t-b	-	15	-	15	
	Lifelong Homes	-	18	-	18	
	Other Social Rent	-	-	-	-	
St. Ouen	Cat B	26	29	-	55	1.9
	F-t-b	-	-	-	-	
	Lifelong Homes	-	-	-	-	
	Other Social Rent	-	-	-	-	
St. Peter	Cat B	77	21	-	98	3.8
	F-t-b	-	-	-	-	
	Lifelong Homes	15	-	-	15	
	Other Social Rent	-	-	-	-	
St. Saviour	Cat B	71	101	-	172	11.9
	F-t-b	-	-	-	-	
	Lifelong Homes	-	-	180	180	
	Other Social Rent	-	-	-	-	
Trinity	Cat B	6	8	-	14	1.5
	F-t-b	-	-	30	30	
	Lifelong Homes	-	-	-	-	
	Other Social Rent	-	-	-	-	
<b>Totals</b>	Cat B	1,578	974	-	2,552	100.0
	F-t-b	26	15	42	83	
	Lifelong Homes	91	18	244	353	
	Other Social Rent	(-142)	94	24	(-24)	
	GRAND TOTAL	1,553	1,101	310	2,964	

### **Commitments by type and size**

Table 6 gives an indication of the types and sizes of the homes to be provided from known Category A and Category B commitments at the start of 2011. The commitments cover a range of dwelling types and include nearly 2,000 flats (66%) and approximately 1,000 houses (34%). The evidence also suggests that currently in the pipeline, there are significant additional supplies of 1- and 2-bedroom accommodation (83% of which are flats) and reasonably healthy supplies of 3- and 4-bedroom family homes (80% of which are houses).

**Table 6: Outstanding commitments for new qualified sector homes, by type and size, at start 2011**

Type of Home	Size of Home						Total
	1-bed	2-bed	3-bed	4-bed	5-bed+	Unspecified	
<b>Category B Homes with Permission and/or Under Construction</b>							
Flats <sup>*1</sup>	728	954	194	8	-	4	1,888
Houses <sup>*2</sup>	31	105	283	187	50	8	664
Sub-Total	759	1,059	477	195	50	12	2,552
<b>Known Social Rented Commitments (excluding Lifelong Homes)</b>							
Flats <sup>*1</sup>	39	(-30)	(-46)	(-4)	-	-	(-41)
Houses <sup>*2</sup>	1	(-22)	34	3	1	-	17
Sub-total	40	(-52)	(-12)	(-1)	1	-	(-24)
<b>Known First-time Buyer Commitments</b>							
Flats <sup>*1</sup>	-	-	-	-	-	-	-
Houses <sup>*2</sup>	-	-	78	5	-	-	83
Sub-total	-	-	78	5	-	-	83
<b>Known Lifelong Homes Commitments</b>							
Flats <sup>*1</sup>	11	100	-	-	-	-	111
Houses <sup>*2</sup>	-	242	-	-	-	-	242
Sub-Total	11	342	-	-	-	-	353
<b>Total</b>	<b>810</b>	<b>1,349</b>	<b>543</b>	<b>199</b>	<b>51</b>	<b>12</b>	<b>2,964</b>

<sup>\*1</sup> includes apartments, studios, bedsits and maisonettes; <sup>\*2</sup> includes bungalows and cottages

### ***Outstanding commitments for older persons' housing***

At the beginning of 2011 there were outstanding commitments for approximately 350 homes aimed at the older members of the community. These might be variously described as Lifelong Homes or retirement homes and they are either for sale in the private sector or provided in the social rented sector (i.e. by Parishes, Trusts and the States). The homes in question are set out in Table 7.

**Table 7: Outstanding commitments for older persons' homes @ start 2011**

<b>Address</b>	<b>Number of homes</b>	<b>Description</b>
2-4, Journeaux Street, St. Helier	9	Retirement homes
Field 633, Grande Route de St Pierre, St. Peter	15	Lifelong Homes
Field 274, La Lourderie, St. Clement	42	Lifelong Homes
Fields 516, 516A, 517 and 518, St. Saviour	180	Lifelong Homes
Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade	55.	Lifelong Homes
Field 148, Rue des Maltieres, Grouville	20	Lifelong Homes
Fields 561 and 562, St. Mary	18	Lifelong Homes
Field 605, St. John	14.	Lifelong Homes
<b>Total*</b>	<b>353</b>	

\* This does not include redevelopments and refurbishments at existing Housing Department sites, which are producing numbers of units aimed at older, less mobile members of the community.

## **6. Completions and outstanding commitments in the unqualified sector**

There is currently a lack of good, comprehensive data on the supply of non-qualified accommodation (including Registered Lodging Houses, private lodgings with 5 or less lodgers and staff accommodation) and this is likely to remain the case until the new system for monitoring and regulating migration is properly up and running. Nevertheless, the situation, based on the limited information that is presently available (including the Lodging House Inspector's 2009 report) is described in '*An Interim Review of Residential Land Availability*', Planning and Environment Department, 2010.

## **7. Other potential housing supply**

The 2011 Island Plan identifies a range of supply sources which can potentially generate 2,425 new homes over the first five year period 2011-2015. These are set out in Table 8 and comprise 400 Category A and 2,025 Category B homes. It can be seen that heavy reliance is placed on the opportunities presented by the St. Helier Waterfront, town regeneration and private windfall developments located elsewhere in the built-up area.

**Table 8: Supply of homes provided for in the 2011 Island Plan, 2011-2015.**

Supply Source	Estimated Number of Units		
	Cat A	Cat B	Total
2002 Island Plan Category A housing sites	125 <sup>*1</sup>	-	125*1
2002 Island Plan amendment: Lifelong and first-time buyer homes	350	-	350
St. Helier Waterfront	-	600	600
Town of St. Helier regeneration	75	675	750
Windfall developments elsewhere	75	750	825
Housing in Rural Centres (IP Policy H5)	25	-	25
States Owned Land	50	-	50
Less outworn sites <sup>*2</sup>	(-300)	-	(-300)
<b>Total</b>	<b>400</b>	<b>2,025</b>	<b>2,425</b>

<sup>\*1</sup> This is an outdated figure, in that only two sites remained to be completed at the start of 2011, with an estimated yield of 41 homes (see Appendix 12).

<sup>\*2</sup> This refers to an estimated loss of the total number of units associated with the planned re-development and upgrading of old outworn housing estates owned and managed by the States of Jersey Housing Department.

Source: States of Jersey – Island Plan, 2011

## **8. Comparing known housing supply with overall requirements for homes in the qualified sector**

The figures in Table 9 look to apply known and likely housing supply to estimated requirements set out in the 2011 Island Plan.

It can be seen that, in broad terms, the housing completions to-date combined with known outstanding commitments and identified supply sources more than match the identified total requirements up to the end of 2015. In fact, they greatly exceed identified total requirements by the order of 800 homes. This is largely down to an excess of land availability for private Category B development.

The Category A situation is different in that the existing and potential supply at this time just about equates to the identified requirement for 500 homes.

**Table 9: Comparison between estimated requirements for new homes, 2011 – 2015**  
(based on 2011 Island Plan) **and supply**

	<b>Cat. A homes</b>	<b>Cat. B homes</b>	<b>Total homes</b>
<b>Identified requirements for homes 2011-2015</b> (based primarily on population and household modelling and an assumed net inward migration of +150 h/hs):	<b>500</b>	<b>1,500</b>	<b>2,000</b>
Less home completions during 2010 <sup>*1</sup>			
Less Category A completions during 2010:			
- Lifelong / Retirement Homes (Open Market or Social Rent)	(14)		(14)
- Other Social Rented (purpose-built)	(-12)		(-12)
- First-time buyer (purpose-built)	(8)		(8)
Less Cat.B completions during 2010 <sup>*2</sup>	(10)	<u>(191)</u> (191)	<u>(191)</u> (201)
Less known outstanding Category A commitments (likely / capable of yielding before end 2015):			
- Lifelong Homes (Open Market)	(163)		(163)
- Lifelong Homes (Social Rented)	(190)		(190)
- Other Social Rented (purpose built)	(-24)		(-24)
- First-time Buyer (purpose built) (including Homebuy)	<u>(83)</u> (412)		<u>(83)</u> (412)
Less Cat B commitments @ start 2011 (under construction only); <sup>*3</sup>		(974)	(974)
Requirements less known completions and commitments:	78	335	413
Less other supply sources identified in 2011 Island Plan and not accounted for above:			
• Town of St. Helier <sup>*4</sup>	(42)	(562)	(604)
• Windfall Sites Elsewhere <sup>*5</sup>	(75)	(396)	(471)
• Rural Centres (Policy H5 – Housing in Rural Areas)	(25)		(25)
• St. Helier Waterfront <sup>*6</sup>		(216)	(216)
• Surplus States Owned Sites <sup>*9</sup>	<u>(50)</u> (192)	<u>—</u> (1,174)	<u>(50)</u> (1,366)
Plus remaining units to be lost through the redevelopment of outworn social rented hsg estates <sup>*7</sup>	(-125)		(-125)
<b>Projected remaining requirements to end 2015</b>	<b>Shortfall of approx. 11 <sup>*8</sup></b>	<b>Provision above target approx. 839</b>	<b>Provision above target approx. 828</b>

**See notes over:**

**Notes:**

- \*1. These 2010 completions were not taken into account when the identified requirement figures were rolled forward during the Island Plan Review process.
- \*2. This includes some Category B homes that will have contributed to meeting f-t-b needs.
- \*3. This takes no account of:
  - Cat B consents not commenced at start 2011 but which will complete by end of 2015;
  - Cat B consents which will be granted and could complete in the period.However, it does include some Category B homes that will contribute to meeting f-t-b needs.
- \*4. The 2011 Island Plan estimated a potential yield of 75 Category A homes and 675 Category B homes in the town. 146 homes are already accounted for as being under construction at Hotel Rex, Salisbury Crescent, Sunshine Hotel, Gardener & Sussex House and Sacre Coeur (33 x Cat A and 113 x Cat. B).
- \*5. The estimated yield is for 825 private windfall units over the 5 years between 2011 and 2015 @ a conservative 165 homes/annum. 354 units are already accounted for as being under construction outside St. Helier, thus leaving 471 units not accounted for. The Island Plan affordable housing policy will have some impact in the timeframe. It is anticipated that this will contribute the 75 affordable homes required.
- \*6. The 2011 Island Plan estimates a yield of 600 homes on St Helier Waterfront up to 2015. 384 homes are already accounted for as being under construction at Castle Quays, leaving 216 homes not accounted for. The balance is likely to be met from outstanding permits for Zepherus (59 homes), Esplanade Quarter (388 homes) or Caste Quays Phase II (280 homes).
- \*7. The 2011 Island Plan estimates a net loss of 300 social rented homes between 2011 and 2015, associated with planned redevelopment and upgrading of old outworn housing estates. The Housing Department has advised that this figure should probably be revised down to 100-150 units, given where it is currently with its refurbishment programme and taking into account recent losses and planned losses over the first 5 year period of the Island Plan.
- \*8. The target figure is likely to be met if one takes into account that certain planned private Category B developments are likely to contribute directly to meeting some first-time buyer needs.
- \*9. Island Plan Policy H1 requires planning permissions to be secured for 150 affordable homes on States owned land within 2 years of the Plan's adoption. It is realistic to expect that the majority of these homes will be delivered at the beginning of the second 5-year plan period.

It is important to emphasise that the conclusions reached from Tables 9 rely heavily on the following housing yield assumptions:

- new homes will arise in good numbers from town regeneration and the St Helier Waterfront (750 homes and 600 homes respectively);
- there will be a continuing healthy supply of private windfall developments elsewhere in the built-up area (825 homes); and
- all the remaining sites zoned for Lifelong Homes and First-time Buyer homes in P.75/2008, will come forward for development (300 homes). The current status of these sites is given in Appendix 12.

It should also be acknowledged that the reliance placed by the States on private developers to provide need housing on zoned sites has implications for delivery times. It means that the decision about when to develop sites is a matter for the land owner and the developer and this can be affected by all



manner of influences, including availability of development funding, views on the market, availability of resources to undertake development and constraints imposed by planning policies and obligation agreements. This together with the recent economic downturn has accounted for the delays experienced in advancing a number of allocated sites and approved developments.

## **9. Key issues arising**

Notwithstanding the relatively healthy overall land availability position, there are a number of housing issues which present challenges for the Island and require further consideration. These issues have previously been addressed in '*An Interim Review of Residential Land Availability*', Planning Department, 2010 and include:

- the provision of 'affordable homes' for residents and key workers;
- the future role of social rented housing, in the light of the 'Whitehead Report';
- the need to identify the type and size of homes required and to match these with supply; and
- planning to meet the future housing needs of a rapidly growing elderly population.

## **10. Unqualified sector**

This matter is also addressed in '*An Interim Review of Residential Land Availability*', Planning Department, 2010. Assessing the current position continues to be hampered by a lack of available data. However, from the evidence available at the time, the above report concludes that there seems no reason why the market cannot continue to be successful in meeting estimated requirements in the foreseeable future.

## Appendix 1

### Schedule of social rented housing completions since 2002

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions 2002</b>							
16774/A/D	Florence Boot Cottages (Ph. III & IV), St. Clement			18 (-10)	3		21 (-10)
19337/A PB/2001/0432	5, St. Clement's Road, St. Helier	9	1				10
7215/N PB/1998/1041	Le Jardin Fleuri, (former La Motte Ford site), La Rue a Don, Grouville		4	12			16
424/N PB/1999/2574	Oak Tree Gardens (Elysee Estate Phase III), Trinity Hill, St. Helier	7	22	5			34
2916/P PB/2000/0892	Former Berkshire Hotel Site, 33-35, La Motte Street, St. Helier	113					113
3855/O/T PB/1998/2609	Former Postal HQ site, Mont Millais, St. Helier	4	14	27			45
6107/B B/2000/1777	Field 413 (Parish Elderly Persons), La Longue Rue, St. Martin	20	1				21
11550/E/1/1 PB/1998/2606	Le Geyt Flats Estate (refurb. & redevt) (Phases V & V1), St. Saviour.		18	12			30
7671/F/G PB/1999/1613	Field 818 (Parish Elderly Persons), Trinity	10					10
	Sub-total (net)	163	60	64	3		290
<b>Completions 2003</b>							
424 PB/2001/0477	Elysee Estate, Trinity Hill, St. Helier				1		1
2543 B/2002/0209	Parkside (former Town Park Hotel site), Pierson Road, St. Helier	1	6	8	2	2	19
2404/I B/2000/1628	Sandybrook Hospital, St. Peter	8	2				10
	Sub-total (net)	9	8	8	3	2	30
<b>Completions 2004</b>							
20067 PB/2000/1345	Victoria Place, Albert Pr, W/front (Ph. 1), St. Helier	23	51	4		1	79
NONE P/2003/0627	Le Squez Estate (Phase 1A), St. Clement		(8)	(12)			(20)
	Sub-total (net)	23	43	(8)		1	59

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions 2005</b>							
11150/E PB/1999/0188	John Wesley Apartments (11,13 & 13A, Lempriere Street and 1-3, Canon Street), St. Helier	17	23	1			41
3764/Y PB/2000/2134	Clement Court, Ann Street, (former Cleveland Garage / St. Helier Garages ), (Phase 1), St. Helier Jersey Homes Trust	21		5			26
4628 B/2004/0302	Le Marais, Low Rise (Phase 1), St. Clement	(-21)	(-15)				(-36)
2884 B/2003/2646	Le Squez Estate (Phase 1A), St. Clement		1				1
4374 B/2003/1156	Victoria Cottage Homes (K Block), St. Saviour's Hill, St. Saviour	3 (6)					3 (6)
4374 B/2004/1257	61 and 62, Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	1 (-2)					1 (-2)
4374 B/2004/1256	48 and 49, Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	1 (-2)					1 (-2)
4374 B/2005/0541	33, Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	1 (-2)					1 (-2)
	Sub-total (net)	11	9	6			26
<b>Completions 2006</b>							
1537 B/2003/0228	Phillips House, Victoria Street,, St. Helier, Les Vaux Housing Trust	15	3				18
179/G B/2002/1833	La Folie Estate, Parkinson Drive, St. Lawrence	3	14				17
4628 B/2004/0302	Le Marais Low Rise (Phase 1), St. Clement	14					14
8871 B/2004/0259	Fields 786 and 787 (Westview Farm), La Rue des Cosnets, St. Ouen (H2 site) community homes	6					6
11097 P/2006/2648	Le Coin, Ann Street / Charles Street, St. Helier Unoccupied since 2006 – approved temp. car park		(16)				(16)

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
15836 B/2004/0090	Le Benefice, (extension to former Hodge Nurseries), Fields 89, 89A, 90, 92A & 93, St. Clement (H2 site) CTJ Housing Trust			64	9		73
100/JA B/2002/1292	Le Coie Hotel Site, Janvrin Road, St. Helier, Jersey Homes Trust	44	51			1	96
1380 B/2006/0605	33-34, Grasset Park, St. Saviour			(2)		1	1 (2)
	Sub-total (net)	82	52	62	9	2	207
<b>Completions 2007</b>							
1365 B/2003/0288 B/2004/0655	Le Grand Clos Field 1218, Mont a l'Abbe, St. Helier (H2 site) Jersey Homes Trust	14 (ret)	6	28	6		14 flats 40 houses
2884 P/2003/2646	Le Squez Estate (Phase 1B), Les Cloches, St. Clement	15	3	5	2		18 flats 7 houses
2884 B/2005/0346	Le Squez Estate (day centre and flats), St. Clement	2					2 flats
4628 P/2006/0718	Le Marais Estate Low Rise (Phase 2), St. Clement	(-28)	(-20)				(-48) flats
P/2005/1998 tenure swap with Bagot Manor site	Clos Le Gallais, Field 1370, La Rue de Mont Sejour, St. Helier (H2 site) Jersey Homes Trust		2	11			13 houses
16320 B/2004/1283 U/C	Clos Des Charmes, Fields 181, 182 & 183, La Route de la Pointe, St. Peter (H2 site) CTJ Housing Trust	12	3	16			12 flats 19 houses
	Sub total (net)	15	(-6)	60	8		77
<b>Completions 2008</b>							
3289/7514	Field 40, La Rue du Maupertuis, St. Clement (H2 site) Les Vaux Housing Trust			10			10 houses
1380 B/2008/0839	33-34, Grasset Park, St. Saviour			2		(-1)	2 (-1) houses

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
P/2006/0048	Field 690A, Maufant, St. Martin (H2 site) Jersey Homes Trust			19			19 houses
3764/Y PB/2000/2134	Clement Court, Ann Street (former Cleveland / St. Helier Garages), (Ph 2), St. Helier.	6					6 flats
3636 P/2005/1424 B/2006/0152	Aquila Youth Centre, Great Union Road, St. Helier (over 65's) Les Vaux Housing Trust	26 ret					26 ret flats
3511 P/2008/2409	Ann Court, Ann Place, St. Helier (empty: late 2008)	(-33)	(-34)	(-3)			(-70) flats
	33, 35, 37 & 39, Ann St. and 1 & 2, Clifton Pl., St. Helier (empty: late 2008)		(-4) (-2)				(-4) flats (-2) houses
	Sub total (net)	(-1)	(-40)	28		(-1)	(-14)
<b>Completions 2009</b>							
4628 B/2006/1011	Le Marais Estate (low rise) (Ph 2), St. Clement	18	1	24	4		47
4374 B/2009/0623	1, Victoria Cottage Homes, St. Saviour	(-2)					(-2)
	Sub-total (net)	16	1	24	4		45
<b>Completions 2010</b>							
2884 P/2007/2849	Le Squez Estate (bungalows), Le Squez, St. Clement	(-19)					(-19) bungalows
4374 P/2006/0623	Victoria Cottage Homes, St. Saviour's Hill, St. Saviour		1				1 house
P.75/2008 7671 P/2008/2471 B/2009/0304 B/2009/0331 B/2009/0337	Field 818 and part Field 873, Trinity (LIFELONG HOMES)		14				14 bungalows
2206/1365 B/2009/0038	Uplands Hotel – Phase 1, Field 1218, Mont-a-l'Abbe, St. Helier <sup>*1</sup>			6			6 houses
	Sub-total (net)	(-19)	15	6			2
<b>Total completions</b>		299	142	250	27	4	722

\*1 The 6 homes completed in 2010 at Uplands (Field 1218), Mont-a-l'Abbe for Homebuy are likely to become social rented, if they cannot be sold for Homebuy, under the terms of the associated POA. The revised Homebuy mechanism has yet to be brought back to the States of Jersey for approval.

## Appendix 2

### Schedule of purpose built first time buyer housing completions since 2002

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions 2002</b>							
6262/S B/2000/!907	L'Abri, (Former Hodge Nurseries), La Grande Route de la Cote, St. Clement			34			34 houses
7215	Le Jardin Fleuri, (former La Motte Ford site), La Rue a Don, Grouville			1			1 house
4169/K B/2000/5010	Field 1078, Sion, La Rue des Houguettes, St. John		1	39			40 houses
16840/C PB/2000/1974	Field 615, La Rue de Patier, St. Saviour			17			17 houses
	Sub-total		1	91			92
<b>Completions 2003</b>							
1377/X P/1998/2042	Woodville Hotel, St. Saviour's Road, St. Helier	4	55				59 flats
20067 PB/2000/1345	Albert Place, Albert Pier, The Waterfront (Phase 1), St. Helier	29	37	4			70 flats
18961 PB/2002/0338	Fields 378 & 379 & Field Cottage, La Rue a la Dame, Five Oaks, St. Saviour			22	10		32 houses
	Sub-total (net)	33	92	26	10		161
<b>Completions 2004</b>							
14060 PB/2002/0709	Bagot Manor Farm, Bagot Manor Road, St. Saviour			21			21 houses
18961 PB/2002/1321	Fields 378 and 379 and Field Cottage, La Rue a la Dame, St. Saviour			20	11		31 houses
	Sub-total (net)	-	-	41	11		52
<b>Completions 2005</b>							
NONE B/2003/1384	Le Squez (Phase 1A), 'La Gambrette', St. Clement			14	4		18 houses sold 2007
8871 B/2004/0259	Fields 786 and 787 (Westview Farm), La Rue des Cosnets, St. Ouen (H2 site)			22			22 houses
	Sub-total (net)			36	4		40

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions 2006</b>							
4628 B/2004/0302	Le Marais Low Rise (ph 1), 'La Selliere', St. Clement			23			23 houses sold 2007
8871 B/2004/0259	Fields 786 and 787 (Westview Farm), La Rue des Cosnets, St. Ouen (H2 site)			14			14 house
5025 B/2004/0615	Field 203 (Le Clos Corvez), part 204 & 252, Jambart Lane, St. Clement (H2 site)			30	13		43 houses
	Sub-total (net)			67	13		80
<b>Completions 2007</b>							
1365 B/2003/0228 U/C	Le Clos Vaze, Field 1218, Mont a l'Abbe, St. Helier (H2 site)		26	43			69 houses
2884 P/2003/2646	Les Cloches, Le Squez (Phase 1B), St. Clement		5	31	4		40 houses sold 2007
4677 5025 B/2004/0615	Le Clos Corvez, Field 203, part 204 & 252, Jambart Lane, St. Clement (H2 site)			33			33 houses
16320 B/2004/1283	Clos Des Charmes, Fields 181, 182 & 183, La Route de la Pointe, St. Peter (H2 site)	9	2	30			30 houses 11 flats
14060 PB/2002/0709	Field 812A, Bagot Manor Farm, St. Saviour			1			1 house
	Sub-total (net)	9	33	138	4		184
<b>Completions 2008</b>							
14060 B/2005/0506 Tenure swap F.1370, St. Helier	Field 812A, Bagot Manor Farm, St. Saviour			15			15 houses
3289 B/2006/1217	Field 40, La Rue de Maupertuis, St. Clement (H2 site)			13			13 houses
None P/2006/2489	La Providence, Fields 848, 851, 853 & 854, Bel Royal, St. Lawrence (H2 site)			11	5		16houses
None P/2006/0048	Field 690A, Maufant, St. Martin (H2 site)			24			24 houses
	Sub-total			63	5		68

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions 2009</b>							
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence (H2 site)			17	18		35 houses
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence (H2 site – HOMEBUY)			46			46 houses
	Sub-total (net)			63	18		81
<b>Completions 2010</b>							
2206/1365 B/2009/0038	Uplands – Phase 1, Field 1218, Mont-a-l'Abbe, St. Helier Approval was also for 6 HOMEBUY units, but these are now likely to become Social Rented <sup>**1</sup>			8			8 houses
	Sub-total (net)	-	-	8	-	-	8
<b>Total completions</b>		42	126	533	65	-	766

<sup>\*\*1</sup> At the start of September 2011, the 6 completed Homebuy units remained unoccupied. Due to the terms of the POA, these units are likely to become social rented, if they cannot be sold for Homebuy. Homebuy cannot be currently met, because the revised Homebuy mechanism has yet to be brought back to the States of Jersey for approval. In the interim, for the purposes of this report, the 6 homes in question will be classed as Social Rented homes.

### Appendix 3

#### Schedule of purpose built open market lifelong homes completions since 2009

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions 2009</b>							
None B/2007/0424	La Providence, Bel Royal, St Lawrence		5				5 houses
	Sub-total (net)		5				5
<b>Total completions</b>			5				5



## Appendix 4

### Schedule of social rented housing property sales on the open market, by type, 2004-2010

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>2004</b>							
	101, Don Road, St. Helier			1	1		2 flats
	Sub-total (net)	-	-	1	1		2
<b>2005</b>							
	Amy's House, La Route de St. Catherine Fief de la Reine, St. Martin		1				1 house
	Winchester House, Winchester Street, St. Helier	3					3 flats
	Old Eastern Telephone Exchange & Cottage, La Rue de la Hambie Sous La Hougue, St. Saviour			1			1 house
	Old Station House, Corbiere, St. Brelade				1		1 house
	Caledonia Close, St. Helier	8					8 flats
	L'Hopital, La Route de St. Catherine De Rozel, St. Martin		1				1 house
	Sub-total (net)	11	2	1	1		15
<b>2006</b>							
	La Falaise, La Rue du Flicquet, St. Martin		1				1 house
	Sub-total (net)		1				1
<b>2007</b>							
	17, Devonshire Place, St. Helier			1			1 house
	19, Devonshire Place, St. Helier		1				1 house
	4, Boulevard Avenue, St. Helier					1	1 house
	39, Midvale Road, St. Helier					1	1 house
	Sub-total (net)		1	1		2	4
<b>2008</b>							
	Medina, Seale Street, St. Helier	3					3 flats
	Sub-total	3					3

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>2009</b>							
	10, Duhamel Place, St. Helier	2		1			3 flats
	12, Duhamel Place, St. Helier	2		1			3 flats
	6, Pomona Road, St. Helier			1			1 house
	17, Charles Street, St. Helier				1		1 house
	Sub-total	4		3	1		8
<b>2010</b>							
	30, Clos des Sables, St. Brelade			1			1 house
	Archirondel Cottage, Route de la Cote, St. Martin.		1				1 house
	Belleville, Rue du Crocquet,, St. Brelade					1	1 house
	97, Don Road, St. Helier				1		1 house
	Modena, Clarence Road, St. Helier		1				1 house
	8, Belmont Road, St. Helier.					1	1 house
	Sub-total		2	1	1	2	6
<b>Total sales</b>		18	6	7	4	4	39

**Note:** The States 'Social Housing Property Plan, 2007-2016' provides for the sale of 27 houses on the open market.

## Appendix 5

### Schedule of social rented housing property sales to social rent tenants (as first-time buyers), by type, 2007-2010

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>2007</b>							
	La Cambrette, (Le Squez Phase 1A), St. Clement			14	4		18 houses
	Le Selliere, (Le Marais Low Rise Phase 1), St. Clement		23				23 houses
	Les Cloches, (Le Squez Phase 1B), St. Clement		5	12	4		21 houses
	Sub-total		28	26	8		62
<b>2008</b>							
	Les Cloches, (Le Squez Phase 1B), St. Clement			19			19 houses
	Clos Des Sables, St. Brelade			2			2 houses
	Grasett Park, St. Saviour			4	1		5 houses
	Les Houmets, Grouville			1			1 house
	Le Bel Collas, Gorey Village, Grouville			1			1 house
	Sub-total			27	1		28
<b>2009</b>							
	Oak Tree Gardens, St. Helier			8			8
	Grasett Park, St. Saviour			6			6
	26, La Rue De Carteret, St. Saviour			1			1
	Sub-total			15			15
<b>2010</b>							
	Various		2 1	4			2 flats 5houses
	Sub-total		3	4			7
<b>Total sales</b>			31	72	9		112

**Note:** The States 'Social Housing Property Plan, 2007-2016' provides for the sale of some 773 houses and flats on a shared equity basis.

## Appendix 6

### Schedule of known completions due for social rented housing, by type, by end 2015

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions due 2011</b>							
1365 P/2007/1213 Permit	Units 17 & 18, Le Grand Clos, St. Helier (Jersey Homes Trust – covert to 6-bed home)			(-2)		1	(-2) 1 house
4867 P/2008/1677 B/2009/0930 Permit	Clos du Paradis, La Pouquelaye, St. Helier			(-24)			(-24) houses
13439 P/2001/2087 B/2003/0592 B/2007/1265 U/C (complete June 2011)	Salisbury Crescent, La Rue Le Masurier, St. Helier	24 1		7	2		24 flats 10 houses
P/2009/2082 B/2010/0602 U/C	Field 633, La Grand Route de St Pierre, St. Peter (LIFELONG HOMES)		15				15 bungalows
	Sub-total (net)	25	15	(-19)	2	1	24
<b>Completions due 2012</b>							
4867 P/2008/1677 B/2009/0930 Permit	Clos du Paradis, La Pouquelaye, St. Helier			29	1		30 houses
2884 P/2009/0780 B/2009/0876 U/C	Le Squez Estate (Phase 2a & 2b), Le Squez, St. Clement	21	3 15	21			24 houses 36 flats
P.75/2008 8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St. Mary (LIFELONG HOMES)		15				15 bungalows
	Sub-total (Net)	21	33	50	1		105

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions due 2013</b>							
20609/13426 P/2010/0791 Decision pending Definite	2-4, Journeaux Street, St. Helier (LIFELONG HOMES)	9					9 flats
P.75/2008 7172 P/2009/2388 Permit No Building Application	Field 274, La Lourderie, St. Clement (LIFELONG HOMES)		3 13				3 bungalows 13 flats
P.75/2008 P/2010/0126 B/2011/0280 Decision pending	Field 148, Rue des Maltieres, Grouville (LIFELONG HOMES)		20				20 bungalows
New application to be submitted	Le Squez Estate (Phase 2c) Le Squez, St. Clement	10	9	2 3			21 flats 3 houses
	Sub-total (Net)	19	45	5			69
<b>Completions due 2014 and 2015</b>							
2884 P/2007/2849 Permit	Le Squez (flats), Le Squez, St. Clement	(-16)	(-54)	(-30)			(-100) flats
2884 P/2007/2849 Permit	Le Squez Estate (houses), Le Squez, St. Clement		(-25)	(-18)	(-4)		(-47) houses
1270 P/2009/2419 Planning App. decision still pending	Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade (LIFELONG HOMES)		35				35 flats
P.75/2008 16840 P/2010/1901 Decision pending	Fields 516, 516A, 517 and 518, St. Saviour (LIFELONG HOMES)		48 32				48 flats 32 bungalows
	Sub-total (Net)	(-16)	36	(-48)	(-4)		(-32)
<b>Total completions due (net) 2011 to end 2015</b>		49	129	(-12)	(-1)	1	166

**Note:** Plans to convert 39 bedsits to 22no. 1-bed flats at Hampshire Gardens, Aquila Road, St. Helier have been the subject of preliminary advice, but will not be implemented in the above timeframe.

## Appendix 7

### Schedule of known completions due for first-time buyer housing, by type, by end 2015

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions due by end 2015</b>							
P/2007/0223 B/2007/0654 B/2009/0397 Started & stopped	Fields 190, 191 & 192, La Rue de la Sergente, St. Brelade (H2 site)			14			14 houses
P/2007/0223 B/2007/0654 B/2009/0397 Started & stopped	Fields 190, 191 & 192, La Rue de la Sergente, St. Brelade (H2 site) HOMEBUY			12			12 houses
19304 Prelim. Advice PA/2009/2243 Still no app.	Field 873, Bel Royal, St. Lawrence (H2 site)			7			7 houses
19304 Prelim. Advice PA/2009/2243 Still no App.	Field 873, Bel Royal, St. Lawrence (H2 site) HOMEBUY			5			5 houses
(P.75/2008) 8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St Mary			10	5		15 houses
(P.75/2008) P/2011/0618 Decision pending	Field 578, Trinity NB – App for 43 FTB, but ignores required tenure split			30			30 houses
<b>Total completions due</b>				78	5		83

## Appendix 8

### Schedule of known completions due for open market lifelong homes, by type, by end 2015

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions due by end 2015</b>							
8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St. Mary (P.75/2008)		3				3 bungalows
P/2010/0112 Permit Later building app B/2011/0060	Field 605, Route du Nord, St. John (P.75/2008) (scheme U/C May 2011)		14				14 bungalows
7172 P/2009/2388 Permit No building app.	Field 274, La Lourderie, St. Clement (P.75/2008)	2	20 4				20 cottages 6 flats
16840 Prelim. Advice	Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008) *		100				100 cottages
1270 P/2009/2419 Decision still pending	Field 91A, Belle Vue, (Lesquende), Les Quennevais, St. Brelade		20				20 houses
<b>Total completions due</b>		2	161				163

\* Plus 42-bed residential care home

## Appendix 9

### Schedule of known completions due for social rented lifelong homes, by type, by end 2015

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>Completions due by end 2015</b>							
4305 P/2010/0126 Permit Later building app. B/2011/0280	Field 148, Rue des Maltières, Grouville (P.75/2008)		20				20 bungalows
8053 P/2009/1600 B/2010/0234 U/C	Fields 561 and 562, St. Mary (P.75/2008)		15				15 bungalows
7172 P/2009/2388 Permit	Field 274, La Lourderie, St. Clement (P.75/2008)		3 13				3 bungalows 13 flats
16840 Prelim. Advice	Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008)		48 32				48 flats 32 bungalows
1270 P/2009/2419 Planning App. pending	Field 91A, Belle Vue, (Lesquende), Les Quennevais, St. Brelade		35				35 flats
P/2009/2082 B/2010/0602 Permit	Field 633, La Grand Route de St Pierre, St. Peter		15				15 bungalows
20609/13426 P/2010/0791 Definite	2-4, Journeaux Street, St. Helier	9					9 flats
<b>Total completions due</b>		9	181				190

N.B. Land northeast of Maison St. Brelade zoned in (P.75/2008) for extension to nursing home (22 single bed units)



## Appendix 10

### Schedule of projected sales of housing property to social rented tenants (first-time buyers), by type, by end 2015

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>2011</b>							
	Up to 10 sales	1		6	1		8
<b>2012</b>							
	Up to 10 sales						10
<b>2013</b>							
	Up to 10 sales						10
<b>2014</b>							
	Up to 8 sales						8
<b>2015</b>							
	Up to 8 sales						8
<b>Total sales due</b>							44

## Appendix 11

### Schedule of projected sales of housing social rented property on the open market, by type, by end 2015

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
<b>2011</b>							
	La Grande Maison 2 & 3, Le Grand Cotil, St. Martin		1	1			2
	Britannia House, La Rue de la Mare des Pres, St. John		2	2	1		5
	2, Hungerford Villas, Vauxhall Street, St. Helier					1	1
	La Grande Maison Cottages 1&2, Le Grand Cotil, St. Martin		2				2
	Sub-total		5	3	1	1	10
<b>2012-2015</b>							
	None yet confirmed						
<b>Total sales due</b>							10

Note: The States 'Social Housing Property Plan, 2007-2016' provides for the sale of 27 houses on the open market.

### Status of Zoned Category A sites (at 29 July 2011)

#### Remaining sites (H2) from 2002 Island Plan

Of the 11 sites originally zoned for Category A housing in the 2002 Island Plan, two remain to be developed and these remained zoned under Policy H2 of the 2011 Island Plan.

- **H2 (8) Field 190 – 192, La Rue Sergente, St Brelade** (indicative yield: 27 homes)  
Planning permission for 26 homes (P/2007/0223) was granted in February 2008 and was followed by Building Permission (B/2007/0654) in December 2008. A revised building application (B/2009/0397) for 26 homes was approved in December 2009. Work started on some preliminary site works in July 2009, but was halted soon afterwards.

At the time, the developer put the delays down to the impact of the credit crunch, including increased difficulties in obtaining development finance and the lack of available / affordable mortgage finance for prospective purchasers. However, work started again in August / September 2011 and the project is scheduled to be completed in Autumn 2012.

- **H2 (10) Field 873, St Lawrence** (indicative yield: 14 homes)  
More recently, because of the topography and the restricted nature of the site, the Department took the view that this site can only accommodate a Category A housing development for 10 dwellings, providing 5 first time buyer and 5 Jersey Homebuy dwellings.

Preliminary advice for an initial scheme of 12 dwellings (PA/2009/2243) was given in March 2010, but despite the development of several sketch schemes, a planning application has yet to be submitted.

Due to uncertainties about development finance, including the likely amount of subsidies required to achieve Homebuy dwellings, it is possible that the site will now be sold on.

#### Sites approved by the States of Jersey in 2008 (P.75/2008)

In July 2008, the States of Jersey approved Projet 75/2008, which rezoned 8 sites throughout the Island for Category A housing and primarily for Lifelong Homes. These sites remain zoned under Policy H2 of the 2011 Island Plan. Their current status is as follows:

- **Fields 818 and part of Field 873, Trinity (*indicative yield: 12 x Social Rented Lifelong Homes*)**  
Planning permission (P/2008/2471) granted for 14 lifelong dwellings in February 2009. Building permission followed (B/2009/0304, B/2009/0331 and B/2009/0337) in July 2009. Work started in October 2009 and was completed in August/September 2010.
- **Land north east of Maison St. Brelade (*indicative yield: extension to form 8 units of accommodation*)**  
Planning permission (P/2008/2065) granted for a 21 bedroom extension to Maison St Brelade in February 2009. Building consent (B/2009/1208) followed in February 2010. Work started in January 2011.
- **Fields 561 and 562, St. Mary (*stipulated yield: 33 homes – a mix of f-t-b and both social rented and open market Lifelong homes*)**  
Planning permission (P/2009/1600) granted for 33 dwellings in November 2009, providing a mix of first-time buyer, open market lifelong dwellings for the over-55s and lifelong dwellings for social rent. The approval was subject to a planning obligation being entered into. Building consent (B/2010/0234) followed in June 2010. Work started in June 2010.
- **Field 274, La Lourderie, St. Clement (*indicative yield: 34 Lifelong homes*)**  
Preliminary planning advice was given in October 2009. Planning permission (P/2009/2388) granted in June 2010 for 42 lifelong dwellings for older people (over 55). A Building Application has yet to be submitted.

- **Field 605, St. John (*indicative yield: 16 Lifelong homes*)**  
 Planning permission (P/2010/0112) granted in December 2010 for 17 open market lifelong dwellings for older people (over 55). Building consent (B/2011/0060) for 14 open market lifelong homes followed in April 2011. Work started in May 2011.

The development of this site is linked with the development of Field 148 Grouville (see comments for next site) and it has been necessary for the developer to obtain agreements with the Parish Constables in question and negotiate necessary land swaps.
- **Field 148, Rue des Maltières, Grouville (*indicative yield: 20 Lifelong homes*)**  
 Planning permission (P/2010/0126) granted in December 2010 for 20 social rent lifelong dwellings for the Parish of Grouville. Building consent (B/2011/0280) followed in July 2011.

Field 605, St. John and Field 148, Grouville will be tied together with a planning obligation agreement which will deliver a 45% open market life-long homes on Field 605 and 55% social rent homes on Field 148 (reflecting the wish of the owner to offer all the homes built on Field 148 to the Parish).
- **Fields 516, 516A, 517 and 518, St. Saviour (*indicative yield: 98 open market Lifelong homes and 80 social rented Lifelong homes*)**  
 There were prolonged discussions with the former owner / developer which centred around the development of a mixed tenure retirement village, initially consisting of approximately 98 no. open market and 80 no. social rent lifelong dwellings (for people over 55). The initial proposals also included a residential care and dementia home, guardian accommodation, indoor and outdoor recreational facilities, shop, surgery, car parking and amenity space, and a public car park to relieve potential on-street parking in Chasse Brunet. The former owner/developer also reached an agreement with the Parish of St Saviour to provide them with thirty social rent lifelong dwellings free of charge.

In July 2009, the Minister for Planning and Environment introduced a requirement for Environmental Impact Assessments (EIAs) to be carried out on large residential schemes and because of the size of this development an EIA was been requested. The current developer (Dandara) obtained EIA advice on a scheme for 111 dwellings and 110 apartments in October 2010. An amended planning application (P/2010/1901) was submitted in December 2010, to construct a retirement village comprising 48 social rented apartments, 32 social rented bungalows, 100 private cottages, a care home and a community centre. The decision is still pending.
- **Field 578, Trinity (*indicative yield: 36 homes - a mix of f-t-b and social rented Lifelong homes*)**  
 A planning application (P/2011/0618) was submitted in June 2011 for 43 first-time buyer homes. This follows a review of the housing mix for the site by the Constable and is at odds with what the States originally zoned the land for. A decision is still pending.

#### **Other recent Category A proposals**

- **Le Squez Estate Redevelopment (Phase 2), St Clement**  
 Planning permission (P/2009/0780) in July 2009 for redevelopment to provide 76 Category A dwellings (42 flats and 32 houses). Building consent (B/2009/0876) followed in February 2010. Work started in July 2010.
- **Uplands Hotel (Field 1218), St. Helier**  
 An additional planning permission (P/2009/1092) was granted in January 2011 for the northern part of the Field 1218 at Uplands Hotel (Phase 2). The proposals are for 10 Category A dwellings (5 first time buyer and 5 Jersey Homebuy). Building consent (B/2010/0659) followed in August 2010. Work started on site in February 2011.
- **Field 91A (Lesquende), Belle Vue, St. Brelade**  
 A planning application was received from Jersey Property Holdings (P/2009/2419) in December 2009 for a mix of approximately 36 apartments and 24 dwellings for older people (over 55) and is currently pending.

- **H3 (12) Field 633, La Verte Rue, St Peter**

Planning permission (P/2009/2082) was granted in June 2010 to the Parish of St. Peter for 14 social rented lifelong retirement homes and 1 warden's unit. Building Consent (B/2010/0602) followed in July 2010. Work started in March 2011.

RAC/Sept 2011  
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