

CONSULTATION REPORT

REVIEW OF THE ISLAND PLAN
TO REZONE LAND
FOR LIFE-LONG RETIREMENT DWELLINGS
FOR THE OVER 55s'
AND FIRST TIME BUYER HOMES

NOVEMBER 2007

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PROPOSAL

1) **Amendment to Policy H1**

To meet the housing needs of Jersey's aging population it is necessary to add a further housing category to Policy H1 to define 'life-long retirement homes for the over 55s'.

Accordingly, Category A1 defines life-long retirement dwellings for the over 55s' as being either home owner or social rented homes, which are designed to accommodate both fit and less able older people, in a socially supportive and stimulating environment which enables them to live independently. Occupants will be able to receive support from family nursing and home care and other agencies when required, which will assist their continued independence, allowing them to live as long as possible in their own home.

2) **Policy H2 A – Sites to be rezoned for a mix of Category A and Category A1 (Life-long retirement Homes for the over 55s')**

In order to meet the Island's housing need as set out in policy H1 a further 450 homes are proposed on 12 sites totalling 81¼ vergées listed as follows:

St Helier

- a. Field 1248, La Pouquelaye, St. Helier for life-long retirement social rent dwellings for the over 55s' and first-time buyers homes, on approximately 6¼ vergées of agricultural land. The site is designated as site H3 (8) in the 2002 Island Plan and is shown on Drawing Number 2007/01

St Saviour

- b. Fields 413, 415, 415A and 470, Five Oaks, St. Saviour for life-long retirement social rent dwellings for the over 55s' and shared equity family homes, with a community outreach centre, and 3 vergées of public amenity space and car parking, on approximately 12¾ vergées of agricultural land, which is designated in the 2002 Island Plan as H3 (4) and shown on Drawing Number 2007/02
- c. Field 836, St. Saviour for a mix of open market and social rent life-long retirement dwellings for the over 55s' on approximately 1¾ vergées of agricultural land and designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/03
- d. Fields 516, 516A, 517 and 518, St. Saviour for an inclusive, mixed tenure retirement village consisting of a mix of open market and social rent life-long retirement dwellings for the over 55s', a residential care and dementia home, guardian accommodation, indoor and outdoor recreational facilities, shop, surgery, car parking and amenity space, on approximately 27¼ vergées of agricultural land, which is designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/04

St Clement

- e. Field 274, St. Clement for a mix of open market and social rent life-long retirement dwellings for the over 55s', on approximately 5½ vergées of redundant horticultural land, which is designated in the 2002 Island Plan as site H4 (14) and shown on Drawing Number 2007/05

St John

- f. Field 605, St. John, for a mix of open market and social rent life-long retirement dwellings for the over 55s', on approximately 2½ vergées of agricultural land, which is designated in the 2002 Island Plan as site H4 (16) and shown on Drawing Number 2007/06
- g. Field 178, Les Landes, St. John, for a mix of open market and social rent life-long retirement dwellings for the over 55s', on approximately 2 vergées of redundant horticultural land and designated in the 2002 Island Plan as Green Zone and shown on Drawing Number 2007/07

St Mary

- h. Field 561 and 562, St. Mary for a mix of open market and social rent life-long retirement dwellings for the over 55s' and first-time buyer homes, on approximately 5½ vergées of redundant horticultural land, which is designated in the 2002 Island Plan as Countryside zone and shown on Drawing Number 2007/08

St Brelade

- i. Land north east of Maison St. Brelade for the possible extension to Maison St Brelade and life-long retirement social rent dwellings for the over 55s', on approximately 2¾ vergées of agricultural land, which is designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/09

Grouville

- j. Field 148, Rue des Maltières, Grouville for life-long retirement social rent dwellings for the over 55s' for the Gouray Charitable Trust, with car parking and retaining an area of open space adjoining Grouville Common, on approximately 4 vergées of agricultural land, which is designated in the 2002 Island Plan as Countryside Zone, and shown on Drawing Number 2007/10

Trinity

- k. Field 818 and part of 873, Trinity for life-long retirement social rent dwellings for the over 55s', on approximately 1¾ vergées of agricultural land, which is designated in the 2002 Island Plan as Countryside Zone and shown on Drawing Number 2007/11
- l. Field 578, Trinity for a mix of life-long retirement social rent dwellings for the over 55s' and first-time buyer homes on approximately 9¼ vergées of agricultural land, which is designated in the 2002 Island Plan as Green Zone and shown on Drawing Number 2007/12

MINISTER FOR PLANNING AND ENVIRONMENT

Introduction

1. The attached report provides for the zoning of 12 housing sites, through an amendment to the 2002 Island Plan. This consultation report is in response to the immediate need expressed by the Minister of Housing. Eight Parish Connétables have put forward sites for affordable homes for the over 55s' and first time buyers. Overall, initial desktop estimates suggest that these sites have the potential to yield an estimated 450 homes, providing 345 retirement homes. The sites recommended will additionally provide the opportunity for 105 first-time buyer homes.
2. The zoning of land for housing necessitates an amendment to Policy H2 of the Island Plan 2002 and this consultation is a legal requirement contained in the Planning and Building Law (Jersey) Law 2002 on any proposals to amend the plan. The 12 sites proposed for rezoning are each supported by the relevant Parish Connétable and in accordance with the requirements of the Planning and Building (Jersey) Law 2002, the Minister now wishes to consult with a wider public audience.
3. In addition to the support expressed for this initiative, the proposals clearly meet the strategic objectives of the States and are also supported by studies such as Island-Wide Strategy for the Ageing Society and several housing needs indicators and extracts from those reports are provided as follows. The Housing Department's report entitled 'The Need for Social Rented Accommodation for the Over 55s', is also included in the appendix.

States Strategic Plan 2006 – 2011

4. The Strategic Plan commits to –

'Promoting a safe, just and equitable society, by providing a good standard of accommodation for all' – with the success indicated by:

- Increased levels of home ownership;
- Reduction in the number of people waiting to be adequately housed;
- A supply of homes that better meets the Island's housing requirements;
- Equity in access to the housing market;
- Stable housing market/prices;
- Building standards that are equal to those in the U.K.;
- Increase in the percentage of homes in public ownership at Decent Homes Standard;
- Increase in provision of Island-wide sheltered housing.

'Create the environment in which everyone in Jersey has the opportunity to enjoy a good quality of life, by meeting the challenges and opportunities presented by an ageing population' – with the success indicated by:

- An increase in the number of older people provided with support to remain in their own homes.

Housing Needs Survey 2005 to 2009 (Statistics Unit 2004)

5. The Housing Needs Survey identified the Island's potential housing requirements for the 5-year period, 2005 – 2009. The survey showed that 29% of the total demand for owner-occupied homes in the next 5 years was likely to be from first-time buyers. However it also found that, although there was a large surplus of one-bedroom flats, there was a potential shortfall of some 250 one and two bedroom retirement homes over this period.
6. The survey also looked at the potential release of owner occupied family homes through downsizing and found that 205 households living in two to five bedroom houses anticipate moving into one or two bedroom sheltered units. An estimated 125 family homes could be released by this move, which can potentially save at least 25 vergées of land (using a density of 5 homes per vergée).

2006 Planning for Homes (Planning Department)

7. Planning for Homes, published in November 2006, reported the outcome of the Housing Needs Survey. It noted that the Island's ageing population was likely to result in a significant increase in demand for retirement accommodation from 2010 onward and recommended that it was important to plan now for this demand, including the securing of sites, within the 5-year period to the end of 2009. This is particularly critical, as there is a typical lead-in time of at least 3 years before homes can be completed, even on the most straightforward of sites.
8. Whilst recognizing the need to release additional land to meet the requirements for retirement dwellings, the report also identified the need to release land for first-time buyers. The estimate given in the '2006 Planning for Homes' provides the most current position in respect of the Island's housing need and suggests that between 405 and 490 first time buyer homes will be required within the next 5 years (Planning for Homes 2006). Market trends, and recent house price data, suggest that the need has not diminished and some Connétables have requested the inclusion of first time buyer homes on the sites they have identified.

Discussions with the Parish Connétables

9. Further to the initial meeting with the Comite des Connétables in September 2006, the Minister and Assistant Minister for Planning and Environment met again with the Comite on 10 September 2007 to update them on the rezoning proposal and to address any outstanding points.
10. The key points arising from the meeting were:
 - Confirmation of the need for retirement homes has been provided by the Housing Department in their report entitled '**The Need for Social Rented Accommodation for The Over 55s**' and a copy is appended to the consultation report. Although the number of individuals with Parish connections is not provided, the Minister for Housing will work closely with the respective Connétable in the allocation of the dwellings.
 - The Minister supports the Connétable's view that the right mechanisms need to be in place to ensure the delivery of affordable homes, particularly with regard to developer led schemes. Planning obligations have successfully delivered affordable homes on the Island Plan H2 sites and the Minister is proposing that planning obligations are far tougher on developer led schemes.

- Confirmation has also been obtained from the eight Connétables who wish to move forward with specific sites and as mentioned earlier in this report, the Connétables of Trinity, St Mary and St Helier, have each obtained the support of their respective Parish Assemblies for the development of life-long retirement dwellings for the over 55s' and first-time buyer homes on the sites identified in this report.

Provision of first-time buyer homes

11. In discussions that have taken place with Parish Connétables, three have expressed a need to also provide homes for first-time buyers, in addition to life-long retirement homes for the over 55s'.
12. The Parishes of Trinity, St Mary and St. Helier have each confirmed the need to include homes for first-time buyers. Those Parishes have held Parish assembly meetings which approved the principle of putting forward particular sites, which are contained in this report, for consultation.
13. The need to maintain the supply of first-time buyer homes is identified in the 2006 Planning for Homes report, which identified a need for between 405 and 490 first time buyer homes over the next 5 years.

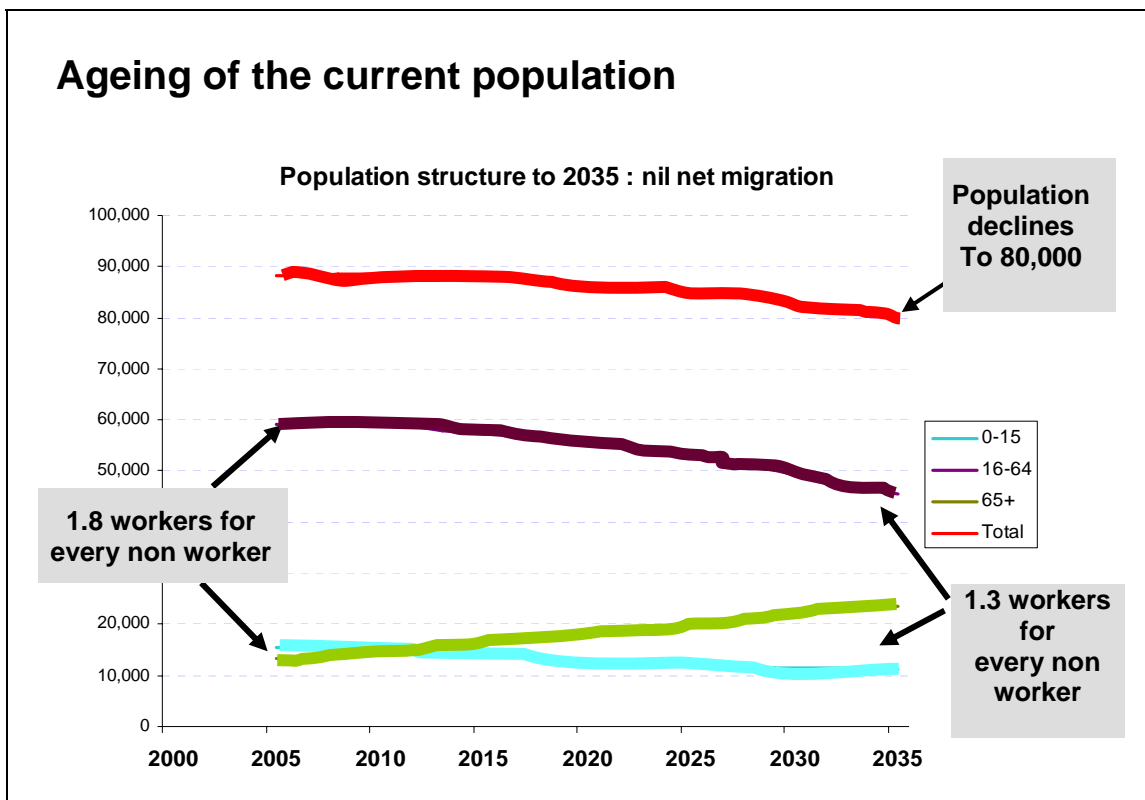
Provision of purpose built life-long retirement housing for the over 55s'

14. It is well documented that people are living longer and as a consequence, the demographic balance of the Island is changing. The development of well designed and suitably located housing for Jersey's ageing population is a key objective of the States which will enable older people to live in a socially supportive and stimulating environment for as long as possible. This section of the report sets out the evidence of need for more homes for the over 55s'.

The Island-Wide Strategy for the Ageing Society

15. In 2004, the Island-Wide Strategy for the Ageing Society (ISAS) raised the issue of the Island's increasing elderly population and identified that the number of elderly people in Jersey would begin to steadily increase over the next few decades and made it clear that this was not a temporary bulge, but rather a long-term shift in the composition of the Island's population.
16. Work undertaken for the current 'Imagine Jersey 2035' consultation suggests that by 2035, under some scenarios the ratio of employed persons to pensioners will be as low as 1.3 to 1, as shown in the diagram overleaf.

Ageing of the current population



17. The 2001 census found that 17% of the population (14,507 persons) were above working age (women/men aged 60/65 and over) and the ISAS predictions expect this number to rise to 19% by 2011 and to around 30% by 2031.

18. ISAS recommended that the Island should start to plan now for this eventuality and identified a number of key principles which the States should aim to achieve and those which refer to the quality of people's living environment are outlined below –

- Improve the quality of people's living space and their local environment as these are key issues if health inequalities are to be reduced;
- Establish and recognise the requirement for the provision of a sufficient amount of housing to accommodate an increasing and changing population in Jersey;
- Use existing stock of living accommodation occupied by members of an ageing society wisely and appropriately to the requirements of residents;
- Enable people to feel safe and secure, and have good access to a high quality visual environment as well as open space and other amenities and services.

2006 Jersey Annual Social Survey (Statistics Unit)

19. The survey conducted by the Statistics Unit looked at Islanders' aspirations in respect of elderly accommodation and one of the key findings showed that 7 out of 10 people (69%) are worried to some extent about their standard of living in retirement.
20. The survey included both home-owners and people in social rented accommodation and the results show –
 - 39% of the population don't know where they would like to live upon commencing retirement.
 - 33% believe they will stay in their current neighbourhood with suitable modifications to their existing home if required.
 - 18% of the population think they might leave the Island when they retire (This issue needs further probing; no reasons are given in the survey).
 - 10% of people currently aged 55 and over, who own and occupy family accommodation, would consider downsizing to purpose-built retirement accommodation either in their own community or elsewhere in the Island.
 - Less than 1% believe they will live with relatives.

Scrutiny Panel - Survey of States Tenants

21. As part of its review of the Social Housing Property Plan, the Scrutiny Panel conducted a questionnaire survey of all States tenants. Nearly 4500 questionnaires were sent out and 1248 were returned – a response rate of 28%.
22. 41% of respondents stated that they would be interested in sheltered housing sometime in the future. Of the over 55s', 49% would move at some point and 8% would move immediately.
23. The Panel concluded that the findings suggested that 200 tenants may wish to move immediately and an additional 400 tenants plus would like to move within five years. These findings support the Housing Minister's position on the number of elderly persons homes that are required and will also release a significant number of family units for either social rent or shared equity, as outlined in the Housing Department's report on the 'Need for Social Rented Accommodation for the Over 55s' contained in the appendix to this report.
24. In summary, therefore, there is evidence of a pressing need for the new homes proposed in this consultation report.

Health & Social Services

25. The following views of the Director for Health and Social Services on the principle of providing purpose built retirement accommodation were obtained:
 - Without adequate accommodation, specifically designed to enable older people to retain their independence, they will be unnecessarily consigned, in growing numbers, to expensive institutional care.
 - A capacity model identifying future requirements for sheltered housing and institutional care accommodation is being developed.

26. If the States decide to rezone the land, then the timescale for the delivery of these dwellings is estimated to be 3 years after rezoning. The Director of Health and Social Services anticipates that key recommendations regarding long term care funding will be in place before these homes are completed.

General requirements for all dwellings

27. The Minister will have regard to the following general design criteria when considering all schemes for development:

- a) Internal and external space of all units shall comply with the minimum requirements of Planning Policy No. 6, entitled 'A Minimum Specification for New Housing Developments', unless otherwise specified and all dwellings will be life time home compliant.
- b) The homes are to be designed to reduce the dwelling CO² emission rate and comply with BREEAM – ECOHOMES, which is the world's most widely used environmental assessment method for buildings, and will be required to meet the 'very good' or 'excellent' standard, at the Minister's discretion. Further details about BREEAM are contained in the appendix.
- c) Any off-site infrastructure which is deemed by the Minister to be necessary in relation to the proposed development will be a planning obligation on the development.
- d) In developer-led schemes, the Parishes shall have initial nomination rights over all the first time buyer and life-long retirement dwellings for the over 55s'. All social rented dwellings shall be allocated jointly by the Housing Department and the respective parish.
- e) Permanent Broadband Internet access, telecommunication and digital TV service shall be provided to each home.
- f) A minimum of 10% of the site area should be made available for communal open space within the development.
- g) Central refuse storage areas should be designed with provision for future waste separation and recycling.
- h) On-site parking provision should meet the current requirements, contained in Planning Policy No. 6.
- i) Schemes must be designed to minimise the visual impact of car parking.
- j) Sustainable forms of transport that reduce reliance on the private car will be encouraged where practicable.
- k) The design of the units should comply with the design principles issued by the Minister for Planning and Environment and other relevant Island Plan policies.
- l) Sites which fail to come forward within a reasonable timescale, to be determined by the Minister, may be acquired by compulsory purchase.

Specific criteria for life-long retirement dwellings for the over 55s'

28. The Minister will have regard to the following criteria when considering schemes which include life-long retirement dwellings for the over 55s':

- a) The minimum net internal floor space of a one bedroom life-long retirement social rented dwelling for the over 55s' is to be 60 sq.m.
- b) The net internal floor space of a two bedroom life-long retirement dwelling for the over 55s' should comply with the minimum internal space requirement of PPN6, but should not exceed 85 sq.m.
- c) 20% of the social rented dwellings are to be fully disabled compliant.
- d) All social rented dwellings are to have wheelchair accessible shower 'wet' rooms.
- e) Bedrooms should be located with easy access to the bathroom and with adequate wheelchair circulation around the bed. Provision should also be made in the ceiling to enable a hoist to be fitted which can connect the bedroom with the bathroom.
- f) The social rented units should comply with the Housing Departments 'Minimum standard specification for States rental homes' or similar agreed specification.
- g) The external private and public amenity areas are to be designed to be accessible for the elderly and disabled. Private amenity areas should be a minimum of 20m² and be designed to minimise maintenance, by providing patios areas with raised planters.
- h) In larger schemes, an area of land should be set aside for an allotment garden for use by the residents.
- i) The preferred unit type will be single-storey bungalows and anything other must have appropriately designed lift access. Any loss of privacy or overbearing impact to neighbouring property must be minimal.
- j) All schemes for life-long retirement dwellings for the over 55s' shall incorporate a community room, which will provide a point of contact for residents and a store for nursing and home care purposes. The amenities and facilities provided on the sites will be required to be inclusive and available to all residents.
- k) The minimum occupancy age for an open market life-long retirement dwelling will be 55.
- l) Further information regarding life-long retirement dwellings for the over 55s' is contained in the Appendix to this report.

Planning Obligations

29. Article 24 of the Planning and Building (Jersey) Law enables the Minister for Planning and Environment to enter into planning obligation agreements with land owners and developers. These can be used to obtain social, economic and environmental benefits for the community and the Island as a whole, and this consultation is initially proposing the following planning obligations, which are divided into three categories. It is possible that the consultation will identify further planning obligation requirements and the Minister will retain discretion in respect of introducing any further planning obligations that might become necessary.

Category 1

The developer led proposal for Fields 516, 516A, 517 and 518, St. Saviour is a unique scheme for an inclusive, mixed tenure, retirement village. This would consist of a mix of open market and social rent life-long retirement apartments and cottages for the over 55s; a residential care and dementia home with guardian accommodation. At the heart of the village would be indoor community facilities consisting of a shop, café, hairdresser, gym, swimming pool and surgery. The scheme would also include car parking, access to public transport, recreational and amenity space. Accordingly, the following planning obligations are proposed:

Tenure split

In accordance with Island Plan policy H1, the developer will be required to provide social rent and open market life-long retirement homes for the over 55's, in the respective proportions of 45% and 55% of the total number of dwellings provided on the site.

Developer contribution

30 social rent units are being offered by the developer to the Parish free of charge which will be secured by planning obligation.

Rent rebate

The States of Jersey provides a rent rebate scheme which is designed to provide financial assistance to people on low incomes. A planning obligation is proposed requiring the 45% of social rent life-long retirement homes for the over 55's, to be sold to a social housing landlord net of the estimated rent rebate.

Service and maintenance

Any proposed ongoing service and maintenance charge presents a liability to the prospective social housing landlord and therefore a planning obligation is proposed requiring the social rented dwellings to be sold to a social housing landlord net of any estimated service and maintenance charges.

Provision of a public car park

As part of the development, a public car park will be provided on the eastern end of field 518 (approximately 1 acre) and ceded to the Parish on completion of the development

Provision of public open space

As part of the development, a planning obligation will be proposed requiring Field 516A, which is situated on the southern side of the site opposite the existing Parish park, to be a public open space and ceded to the Parish on completion.

Highway improvements

A planning obligation will be proposed requiring a commuted payment be made by the developer for any associated pedestrian, public transport and highways infrastructure improvements required by the highway authority as a result of the development.

Sewer improvements

A planning obligation will be proposed requiring a commuted payment be made by the developer for any foul or surface water sewer improvements required by Transport and Technical Services as a result of the development.

Category 2

The following developer led proposals to provide a mix of 55% first time buyer or open market life-long retirement dwellings for the over 55s' and 45% social rent life-long retirement dwellings for the over 55s' will necessitate the following planning obligations being secured against the developments:

- Field 1248, La Pouquelaye, St. Helier
- Field 274, St. Clement
- Field 605, St. John,
- Field 561 and 562, St. Mary
- Field 836, St. Saviour
- Field 178, Les Landes, St. John,
- Fields 413, 415, 415A and 470, Five Oaks, St. Saviour

Tenure split

In accordance with Island Plan policy H1, the developer will be required to provide social rent and either first-time buyer or open market life-long retirement homes for the over 55's, as outlined in the schedule on page 20 of this report, in the respective proportions of 45% and 55% of the total number of dwellings provided on the site.

Rent rebate

The States of Jersey provides a rent rebate scheme which is designed to provide financial assistance to people on low incomes. A planning obligation is proposed requiring the 45% of social rent life-long retirement homes for the over 55's, to be sold to a social housing landlord net of the estimated rent rebate.

Service and maintenance

Any proposed ongoing service and maintenance charge presents a liability to the prospective social housing landlord and therefore a planning obligation is proposed requiring the social rented dwellings to be sold to a social housing landlord net of any estimated service and maintenance charges.

Highway improvements

A planning obligation will be proposed requiring a commuted payment be made by the developer for any pedestrian, public transport and highways infrastructure improvements required by the highway authority as a result of the development.

Sewer improvements

A planning obligation will be proposed requiring a commuted payment be made by the developer for any foul or surface water sewer improvements required by Transport and Technical Services as a result of the development.

Category 3

The following sites which are specifically for charitable, non-profit making organisations, will only have planning obligations to provide any necessary off-site infrastructure.

- Land north east of Maison St. Brelade
- Field 148, Rue des Maltières, Grouville
- Field 818 and part of 873, Trinity
- Field 578, Trinity

Tenure split

In accordance with Island Plan policy H1, the developer will be required to provide social rent and open market life-long retirement homes for the over 55's, in the respective proportions of 45% and 55% of the total number of dwellings provided on the site.

Highway improvements

A planning obligation will be proposed requiring a commuted payment be made by the developer for any pedestrian, public transport and highways infrastructure improvements required by the highway authority as a result of the development.

Sewer improvements

A planning obligation will be proposed requiring a commuted payment be made by the developer for any foul or surface water sewer improvements required by Transport and Technical Services as a result of the development.

Site Assessment

30. The estimated dwelling yield shown for each site reflects the discussion with individual Parishes and is based on an initial desktop study and is indicative at this stage. Any final scheme will need to demonstrate that the estimated yield is achievable, appropriate and an efficient use of land.
31. The study to identify these sites has involved consultation with the Transport and Technical Services highways section, health protection and mains service providers. The sites have also been assessed against the Countryside Character Appraisal and the Island Plan spatial strategy.
32. The Countryside Character Appraisal informs on the future protection and enhancement of the Island's countryside and seeks to avoid the countryside being detrimentally affected by poorly located development.
33. The Island Plan spatial strategy provides a consistent, three stage evaluation method to identify appropriate sites for development:
 - Stage one considers the degree of integration with the built-up area.
 - Stage two evaluates issues of efficiency, accessibility, environmental impact and infrastructure.
 - Stage three considers the equitable distribution of development throughout the Island.

Policy H3 & H4 Sites

34. Two of the St Saviour sites are listed in Policy H3 of the Island Plan 2002 for further consideration for category A housing, which is defined in Island Plan policy H1 as housing for social rented housing (including sheltered housing) and first time buyers. Sites in this policy may be brought forward following public consultation in order to meet overall requirements for the first five years of the plan and beyond.
35. A further two sites in St Clement and St John are identified in Policy H4 of the Island Plan 2002, which protects sites to meet longer term category A housing needs.

Countryside zone sites

36. The majority of the Parish sites are in the Countryside Zone and Policy C6 of the Island Plan 2002 sets out the policy for this zone. Although this policy makes a general presumption against new development in the Countryside Zone, it does provide for limited exceptions. The strong social case for life-long retirement dwellings for the over-55s' and first time buyer homes, supported by and within the Parishes, is the principal justification for the proposed rezoning of these sites.

Green zone sites

37. Finally, there are two sites in Trinity and St John which are in the Green Zone and Policy C5 of the Island Plan 2002 sets out the policy for this zone. This provides a high level of protection, since the Green Zone represents special rural environments whose character remains largely intact. The policy sets out a general presumption against new development, but also provides for limited exceptions. Again, the strong social case for life-long retirement dwellings for the over-55s' and first time buyer homes, supported by and within the Parishes, is the principal justification for the proposed rezoning of these sites.

Development briefs

38. In accordance with Policies H2 and H6 of the Island Plan, guidance will be provided in the form of a development brief, prior to development permission being granted. The purpose of the brief is to ensure that sites are developed in a manner that maximises their potential to contribute to the quality of life of the community. This consultation document outlines the development criteria required for each site and subject to the assessment of comments received, will provide the basis of the development brief to be issued for each site. Those people who believe they will be affected by the proposals are encouraged to comment in the current consultation.
39. The development brief will require the development proposals to respect and complement the essential character of the existing neighbourhood, by ensuring that the form, design of the development are appropriate for the setting. Proposals will need to comply with the requirements for internal and external space, accessibility, car parking, services, general amenity space and community facilities. The design, landscaping and materials will comply with the Minister's published design principles and architects will be required to obtain site specific design advice from the Department Architect.

Planning Application

40. If the sites are rezoned for development, a detailed planning application will subsequently be required. This will need to clearly demonstrate that the proposed scheme meets the requirements of the development brief as well as taking into account any physical or legal constraints which might affect the site. Prior to the Minister determining the application, it will be the subject of a formal consultation, during which time statutory consultees and the public will be able to make formal representations. It is at this stage that individual planning obligation agreements will be finalised, in accordance with the guidance in this document.

Details of Sites to be Rezoned

ST. HELIER

Field 1248, La Pouquelaye, St. Helier (Category 2 planning obligation)

41. This scheme has the support of the Connétable, following the approval of a Parish Assembly and could accommodate approximately 49 dwellings consisting of 21 no. life-long retirement dwellings for social rent and 28 no. first-time buyer. The site is identified in the Island Plan as an H3 site for Category A housing and comprises 6¼ vergées. Because Field 1248 is land-locked, apart from a field access off the narrow Highview Lane, the owners of the CTV site have indicated that they are prepared to allow an access route to the site.
42. The site is near to amenities and facilities, and is a short walk to D'Auvergne Primary School and Haute Vallee School which have sufficient capacity. The new Parish community centre at La Pouquelaye is also nearby. There is a local food shop and the site is close to the medical centre at the JEC complex at Queens Road. The site is also close to the woodland walk which leads down into Vallee des Vaux.

ST. SAVIOUR

Fields 413, 415, 415A & 470, Five Oaks, St. Saviour (Category 2 planning obligation)

43. This scheme is led by the Minister for Housing and has the support of the Connétable. It will accommodate approximately 8 no. life-long retirement social rent homes and 32 no. Category A dwellings, a community outreach centre and 3 vergées of public open space. The site comprises approximately 12¾ vergées of agricultural land and designated in the 2002 Island Plan as H3 (4).
44. The site is located on the northern side of Les Cinq Chênes Estate and can be designed to link up with the existing estate. It is on a good bus route and is in walking distance to shops at Five Oaks.
45. An agreement will be required to enter into a planning obligation agreement to ensure that the site is developed to provide an overall development of social rented homes, the provision of community facilities and 3 vergées of public open space. In addition, other requirements will include the improvement of a new vehicular access to the site; improvements to footways and bus stops and all necessary service infrastructure.

Field 836, Bagot, St. Saviour (Category 2 planning obligation)

46. This is a developer-led development which has the support of the Connétable and could accommodate a mix of approximately 14 no. life-long retirement dwellings for the over 55s' and for social rent. The site presently comprises approximately 1¾ vergées of agricultural land and is designated in the 2002 Island Plan as Countryside Zone.
47. The site is located in Bagot and is on a good bus route and is a short walk to shops in Bagot, Plat Douet and Longueville.

Fields 516, 516A, 517 and 518, St. Saviour (Category 1 planning obligation)

48. This is a developer-led development which has the support of the Connétable and is proposed for an inclusive, mixed tenure retirement village consisting of approximately 98 no. open market and 80 social rent life-long retirement dwellings for the over 55s', a 75-bed residential care and dementia home, guardian accommodation, indoor and outdoor recreational facilities, shop, surgery, car parking and amenity space. Thirty of the social rent life-long retirement dwellings will be given free by the developer to the Parish. A public car park to relieve potential on-street parking in Chasse Brunet and a public open space is also required by the Parish. The site presently comprises approximately 27¼ vergées of agricultural land and was designated in the 2002 Island Plan as Countryside Zone. The amenities and facilities proposed by the developer will be inclusive and available to all residents.
49. The site is located opposite Grainville playing fields on St. Saviour's Hill and has access to good public transport and is in walking distance to shops at Five Oaks and Bagatelle. This site is a logical extension of the built up area and the proximity to amenities and facilities makes it appropriate for retirement housing. In addition, this type of development will have no impact on schools and minimal traffic impact. The site is large enough to incorporate a significant area of open space.
50. The Health department has confirmed that the principle of a retirement village is acceptable and supports the inclusion of a care and dementia unit within such a complex.

ST. CLEMENT

Field 274, La Lourderie, St. Clement (Category 2 planning obligation)

51. This proposal has the support of the Connétable and could accommodate a mix of approximately 34 no. life-long retirement dwellings for the over 55s' and for social rent. This is a 'brown field site' which comprises a number of redundant glasshouses on approximately 5½ vergées and is designated in the 2002 Island Plan as Site H4 (14).
52. The site is located near La Rocque, is on a good bus route and is in walking distance to shops at Pontac.

ST. JOHN

Field 605, St. John (Category 2 planning obligation)

53. This is a developer-led scheme which has the support of the Connétable and could accommodate a mix of approximately 16 no. life-long retirement dwellings for the over 55s' and for social rent. The site comprises approximately 2½ vergées of agricultural land and is designated in the 2002 Island Plan as Site H4 (16).
54. The site is located near the centre of St. John's Village and is in easy walking distance of all the village amenities and facilities, and is a short walk to the Parish Hall, St. John's Primary School and the recreation centre.

Field 178, Les Landes, St. John (Category 2 planning obligation)

55. This is a developer-led scheme which has the support of the Connétable and could accommodate a mix of approximately 12 no. life-long retirement dwellings for the over 55s' and social rent. The site is a redundant glasshouse complex comprising approximately 2 vergées and is designated in the 2002 Island Plan as Green Zone.
56. The site is located at Les Landes, to the north of St. John's Village where there are a good range of amenities and facilities.

ST. MARY

Fields 561 and 562, St. Mary (Category 2 planning obligation)

57. This is a developer-led scheme which has the support of the Connétable, following the approval of a Parish Assembly and could accommodate a mix of 15 no. first-time buyer, 3 no. open market life-long retirement dwellings for the over 55s' and 15 no. life-long retirement dwellings for social rent. This is a 'brown field site' which comprises a number of redundant glasshouses; the site area is approximately 5½ vergées and the land is designated in the Island Plan as Countryside Zone.
58. The site is located on the southern edge of St. Mary's Village and is in walking distance of the village amenities and facilities. There is also capacity at St. Mary's primary school to cater for children living in the first-time buyer homes.

ST. BRELADE

Land north east of Maison St. Brelade (Category 3 planning obligation)

59. This is a Parish led development which could accommodate an extension to Maison St Brelade and approximately 8 units of accommodation. The site comprises 2¾ vergées of uncultivated land and is designated in the 2002 Island Plan as Countryside Zone.
60. The site is located at Maison St. Brelade and in easy walking distance of the bus stop and a range of shops at Quennevais Precinct and the amenities and facilities at Les Quennevais recreation area.

GROUVILLE

Field 148, Rue des Maltières, Grouville (Category 3 planning obligation)

61. This would be an undertaking by the Gouray Lodge Charitable Trust, which has the support of the Connétable for consultation. The site could accommodate approximately 20 no. life-long retirement dwellings for the Parish of Grouville.
62. The site is an infill development of land between Clos des Maltières and residential properties fronting Rue des Maltières and Rue Horman. It is designated as Countryside Zone in the 2002 Island Plan, and comprises approximately 4 vergées. The south east part of the site is adjacent to Grouville marsh and should be retained in its natural state. It benefits from a field access to Rue Horman, which could enable a direct pedestrian route to Gorey village.

TRINITY

Fields 818 and part of 873, Trinity (Category 3 planning obligation)

63. This is a Parish development which could accommodate approximately 10 no. one-bedroom life-long retirement dwellings for social rent. The site presently comprises approximately 1¾ vergées of agricultural land and is designated in the 2002 Island Plan as Countryside Zone
64. The site is a logical extension to the existing Parish sheltered homes and is in easy walking distance to the post office, pub, church and youth centre.

Field 578, Trinity (Category 3 planning obligation)

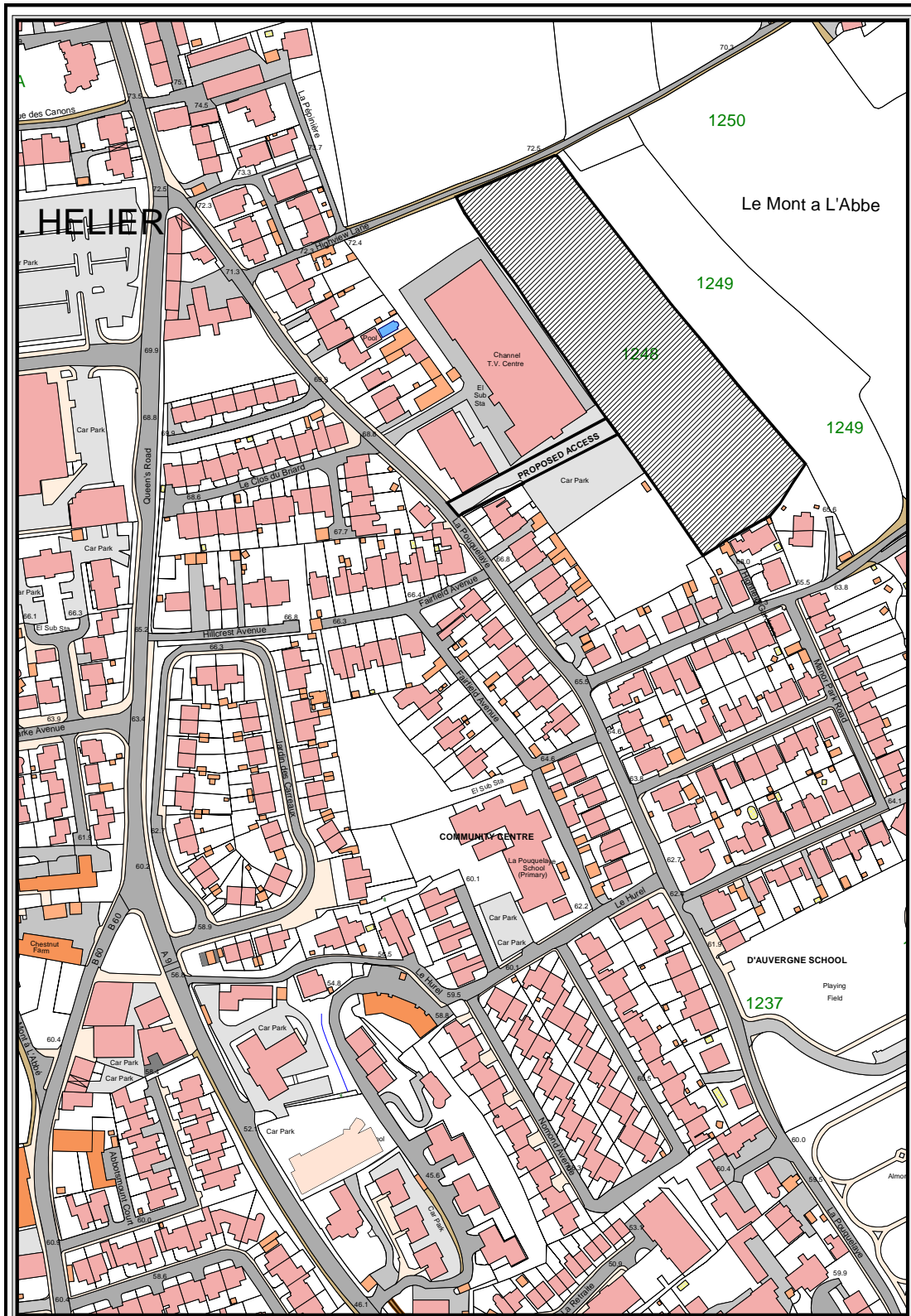
65. This is a Parish development which could accommodate approximately 30 no. first-time buyer and 6 no. one-bedroom life-long retirement dwellings for social rent. The site presently comprises approximately 9¼ vergées of agricultural land and is designated in the Island Plan as Green Zone.
66. The site is located opposite the existing Parish retirement homes and is in easy walking distance of the post office, pub, church and Youth Centre. There is also adequate capacity at Trinity primary school to cater for children living in the first-time buyer homes.

Financial and manpower implications

67. There are no manpower or financial implications of this proposition. Planning obligation agreements will be used under the Planning and Building (Jersey) Law 2002, where appropriate.

**SITE SCHEDULE - REZONING OF LAND FOR LIFE-LONG RETIREMENT DWELLINGS
FOR THE OVER 55S' AND FIRST TIME BUYER HOMES**

DRG. NO	SITE	INDICATIVE NUMBER OF UNITS AND HOUSING MIX	PLANNING ZONE
ST HELIER			
2007/01	Field 1248, La Pouquelaye, St Helier	21 life-long social rented retirement & 28 first-time buyer homes, on approximately 6¼ vergées. Category 2 planning obligation agreement. Parish Assembly approval 17/07/07	H3 (8)
ST SAVIOUR			
2007/02	Fields 413, 415, 415A & 470, St. Saviour	32 Category A family dwellings & 8 social rented life-long retirement homes on approximately 12¾ vergées. Category 2 planning obligation agreement.	H3 (4)
2007/03	Field 836, St Saviour	8 life-long retirement homes and 6 social rented life-long retirement homes on 1¾ vergées. Category 2 planning obligation agreement.	Countryside zone
2007/04	Fields 516, 516A, 517 and 518, St Saviour	98 life-long retirement homes and 80 social rented life-long retirement homes, a 70 bed care & dementia unit, doctors, chemist and shop, on a 27¼ vergées. Category 1 planning obligation agreement.	Countryside zone
ST CLEMENT			
2007/05	Field 274, St Clement	19 life-long retirement homes and 15 social rented life-long retirement homes on approximately 5½ vergées. Category 2 planning obligation agreement.	H4 (14)
ST JOHN			
2007/06	Field 605, St John	9 life-long retirement homes and 7 social rented life-long retirement homes on 2½ vergées. Category 2 planning obligation agreement.	H4 (16)
2007/07	Field 178, Les Landes, St John	7 secured life-long retirement homes and 5 social rented life-long retirement homes on 2 vergées. Category 2 planning obligation agreement.	Green zone
ST MARY			
2007/08	Fields 561 and 562, St Mary	3 life-long retirement homes, 15 social rented life-long and 15 first-time buyer, retirement homes on 5½ vergées. Category 2 planning obligation agreement. Parish Assembly approval 10/04/07.	Countryside zone
ST BRELADE			
2007/09	Land north east of Maison, St Brelade	Proposed extension to Maison St Brelade and approximately 8 sheltered units on 2¾ vergées. Category 3 planning obligation agreement.	Countryside zone
GROUVILLE			
2007/10	Field 148, Rue des Maltieres, Grouville	20 social rented life-long retirement homes on 4 vergées for the Gouray Charitable Trust. Category 3 planning obligation agreement.	Countryside zone
TRINITY			
2007/11	Field 818, Trinity	10 social rented life-long retirement homes on 1¾ vergées. Category 3 planning obligation agreement. Parish Assembly approval 22/03/06.	Countryside zone



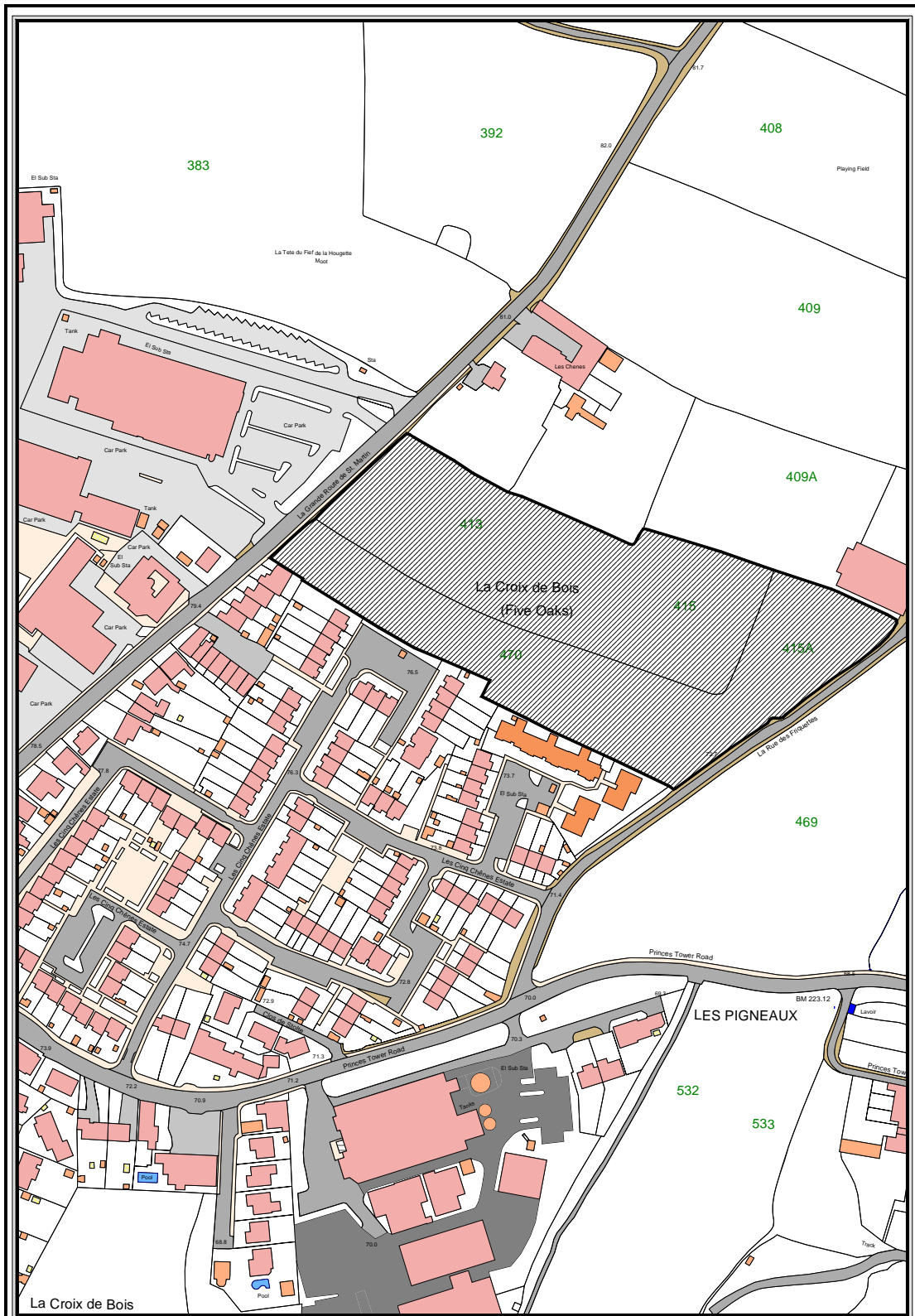
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Drawing Number 2007/01

Field 1248, La Pouquelaye, St. Helier

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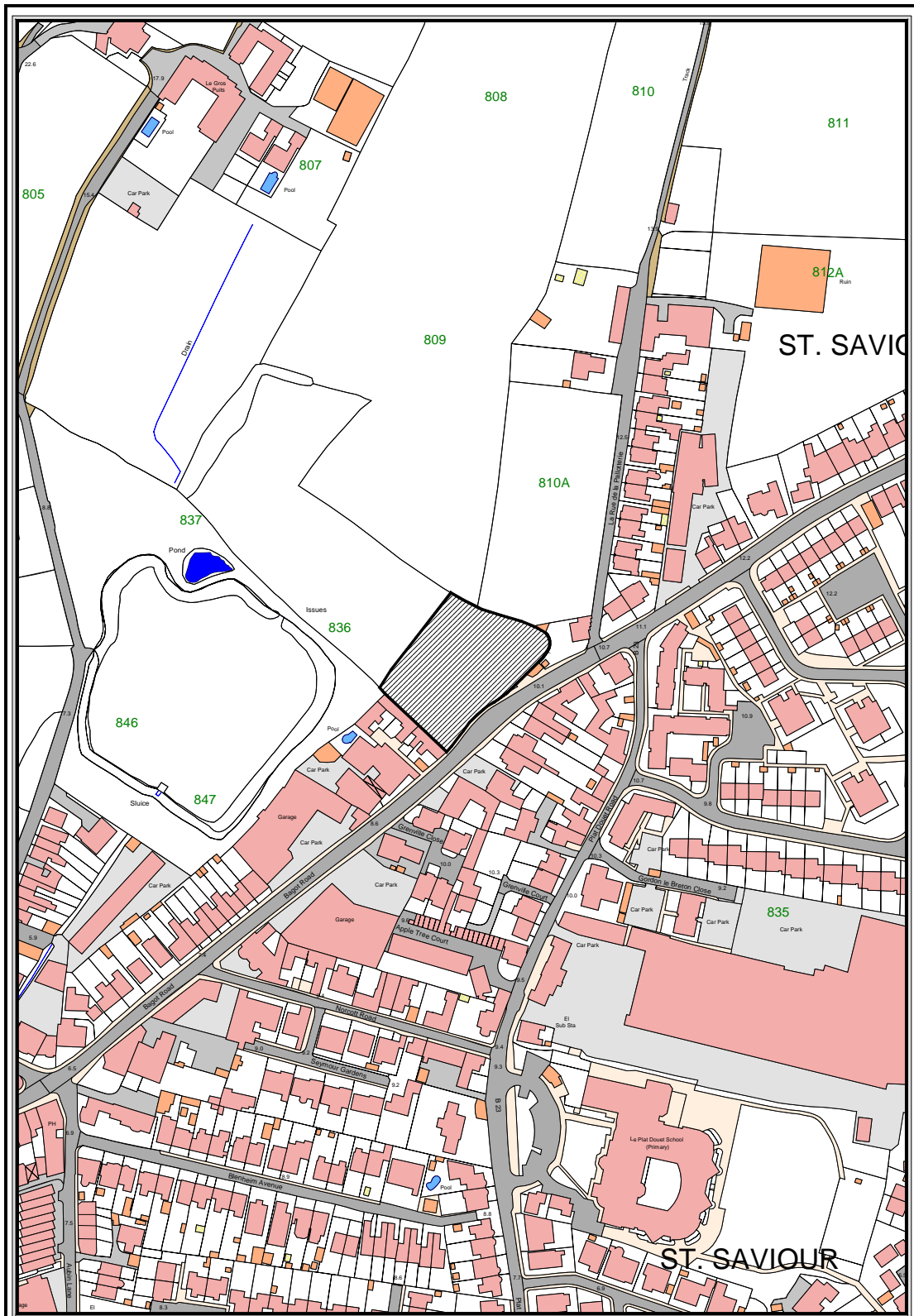
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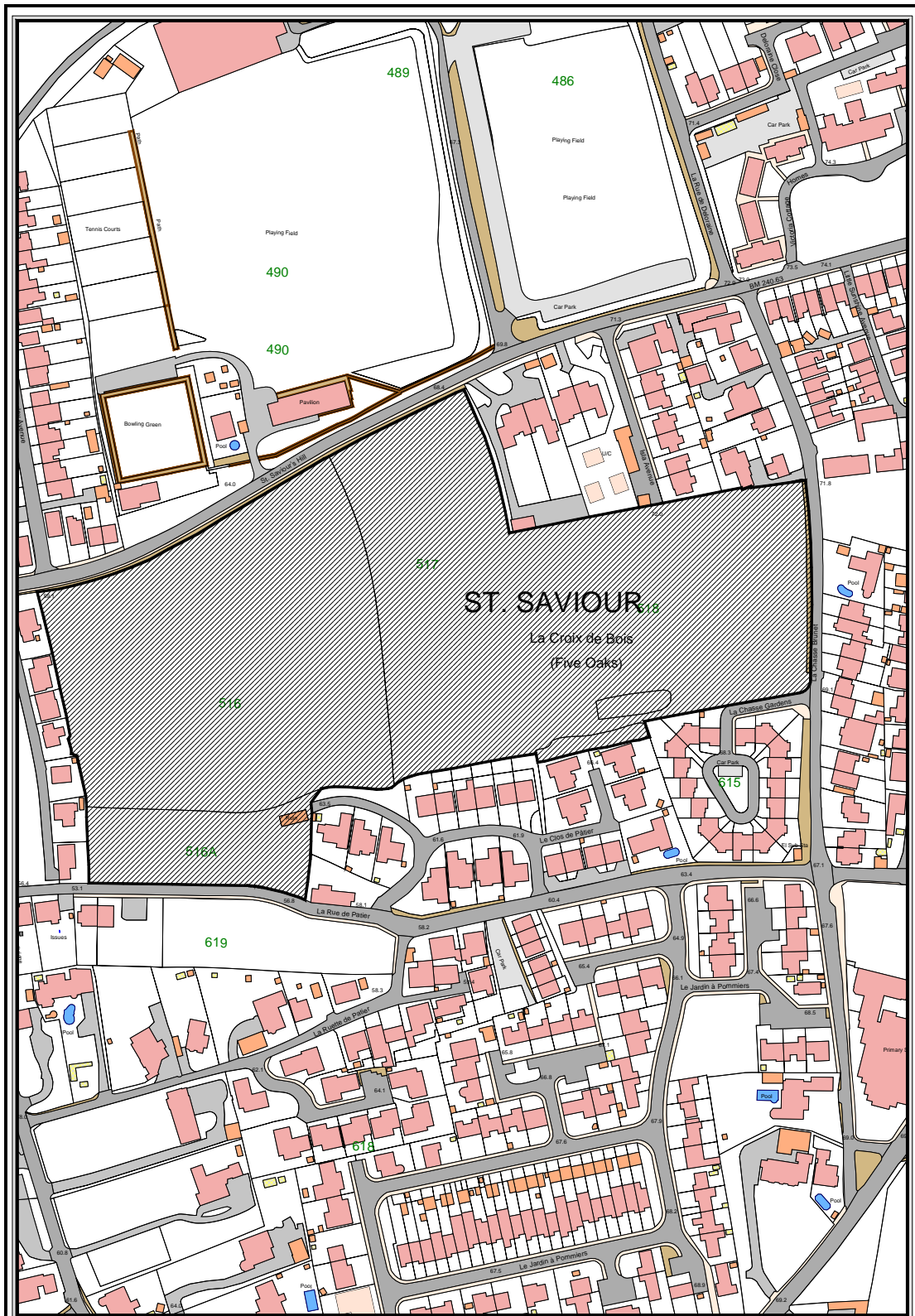


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Fields 413, 415, 415A & 470, St Saviour

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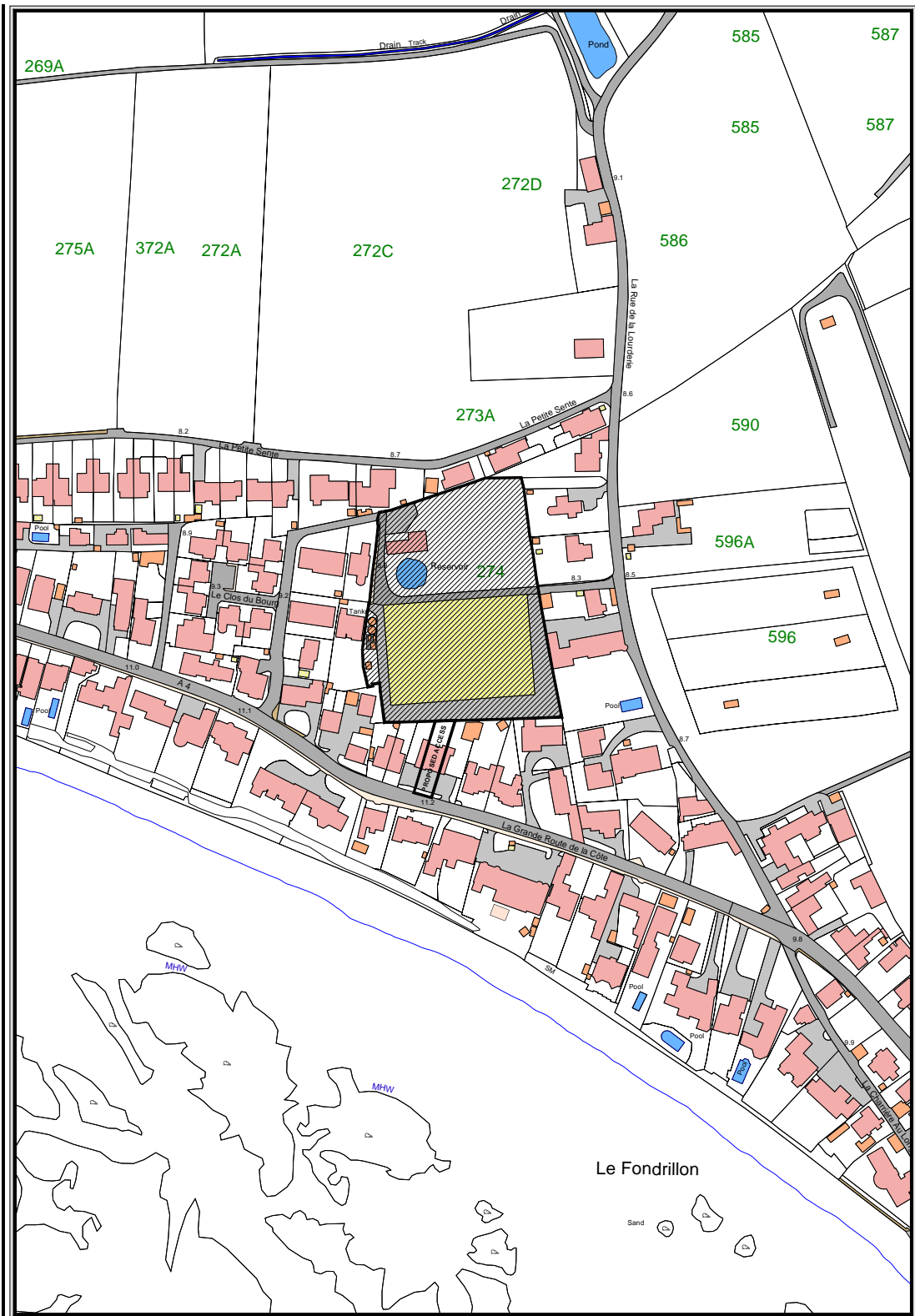




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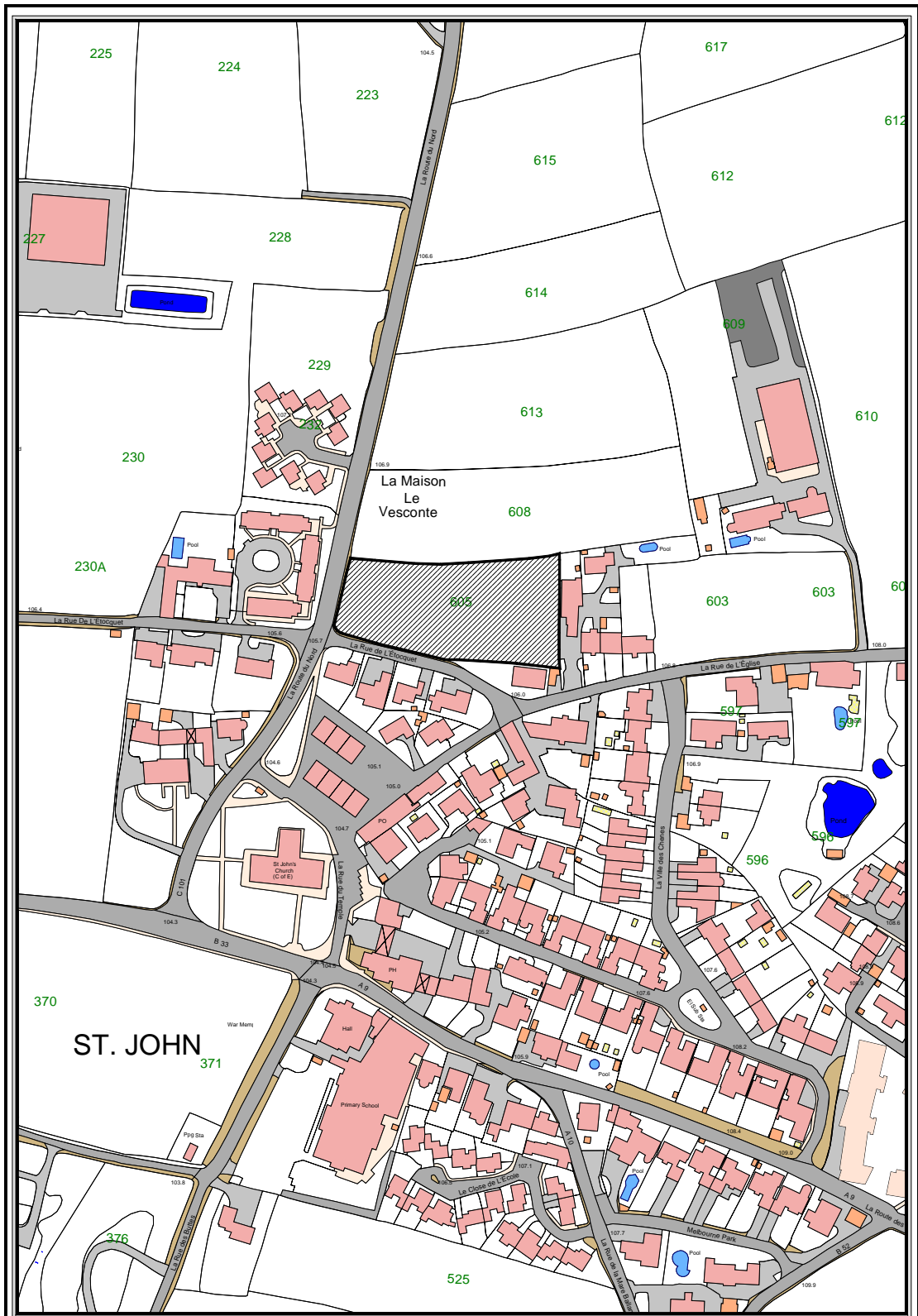
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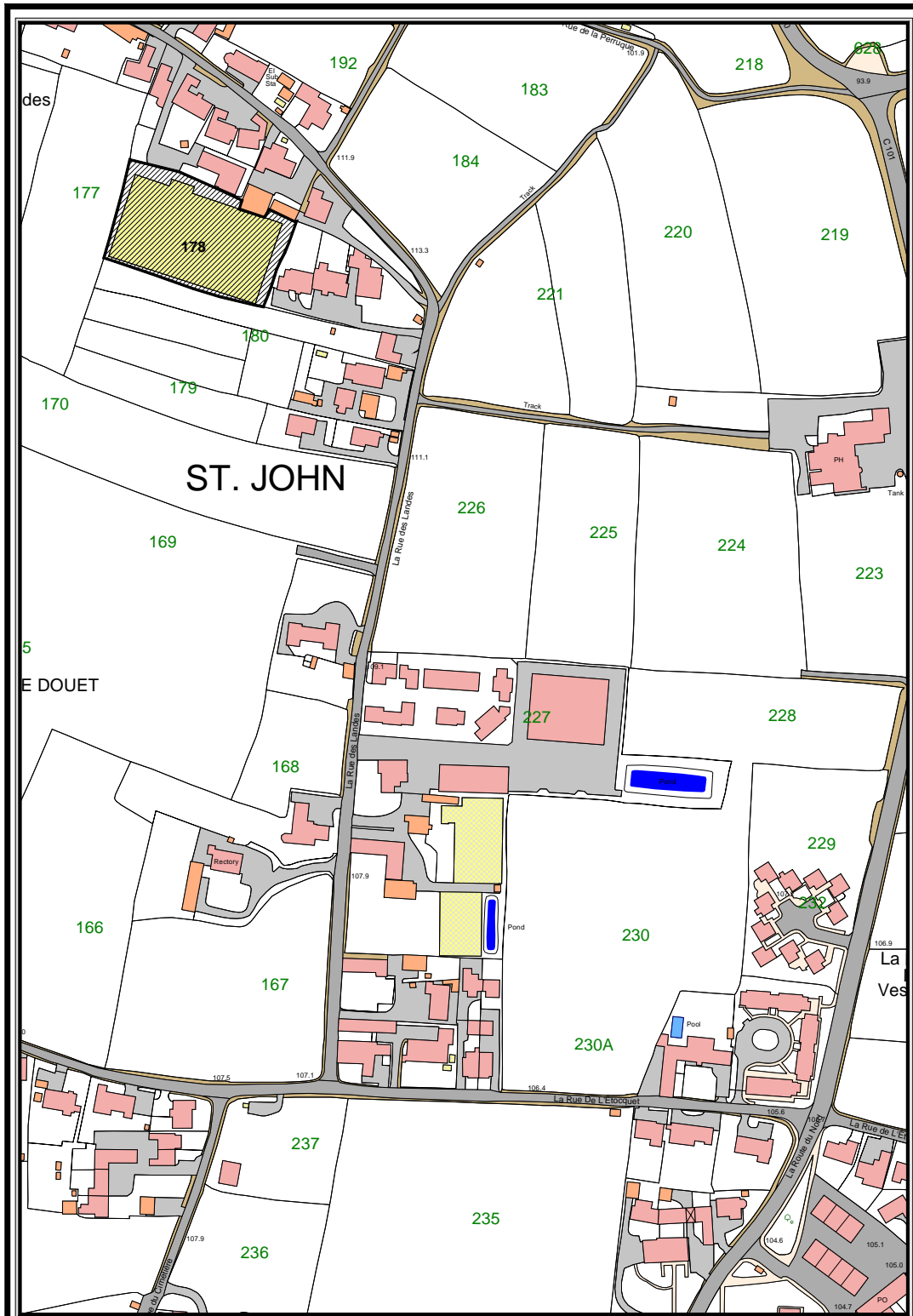
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Drawing Number 2007/06
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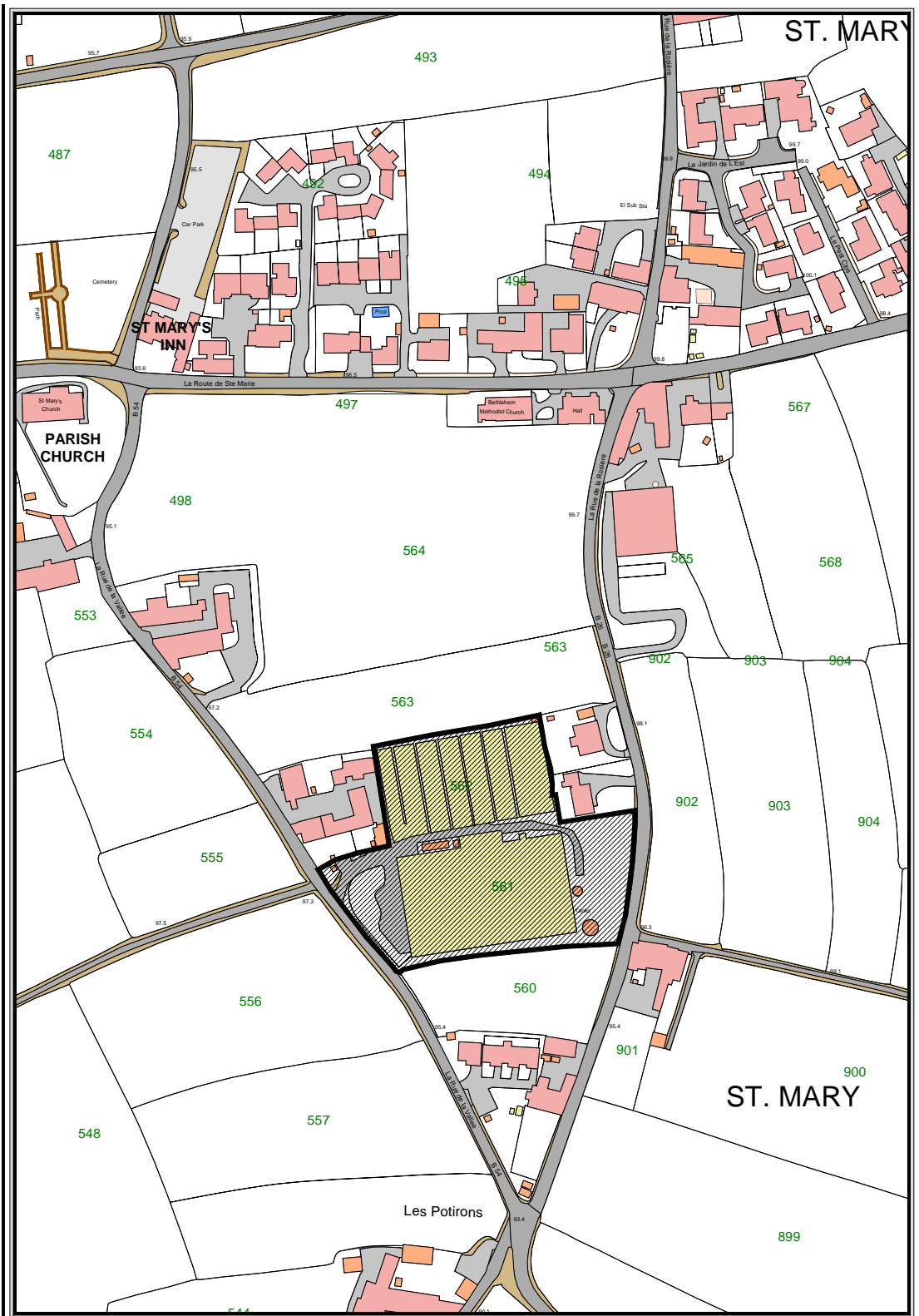
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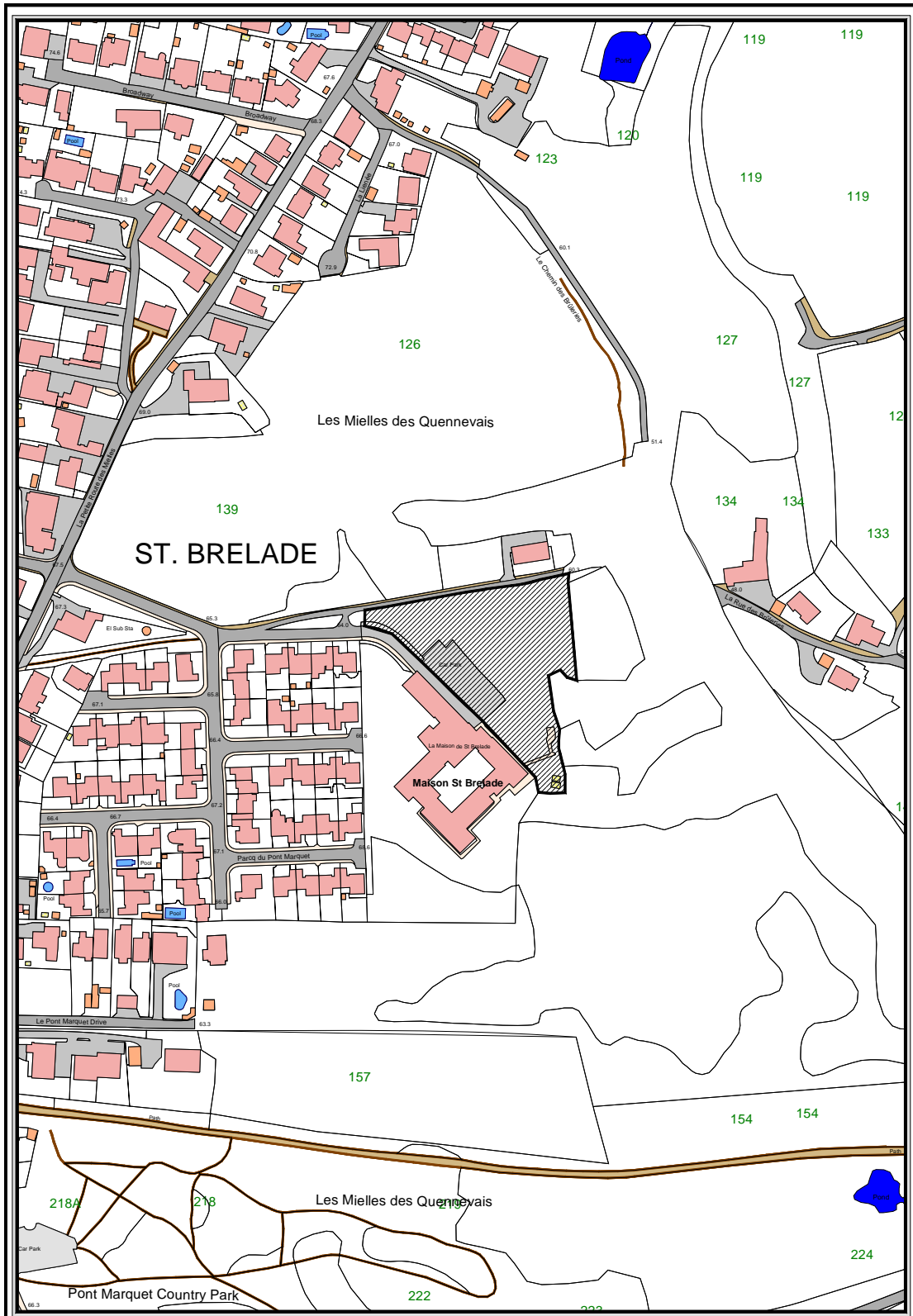


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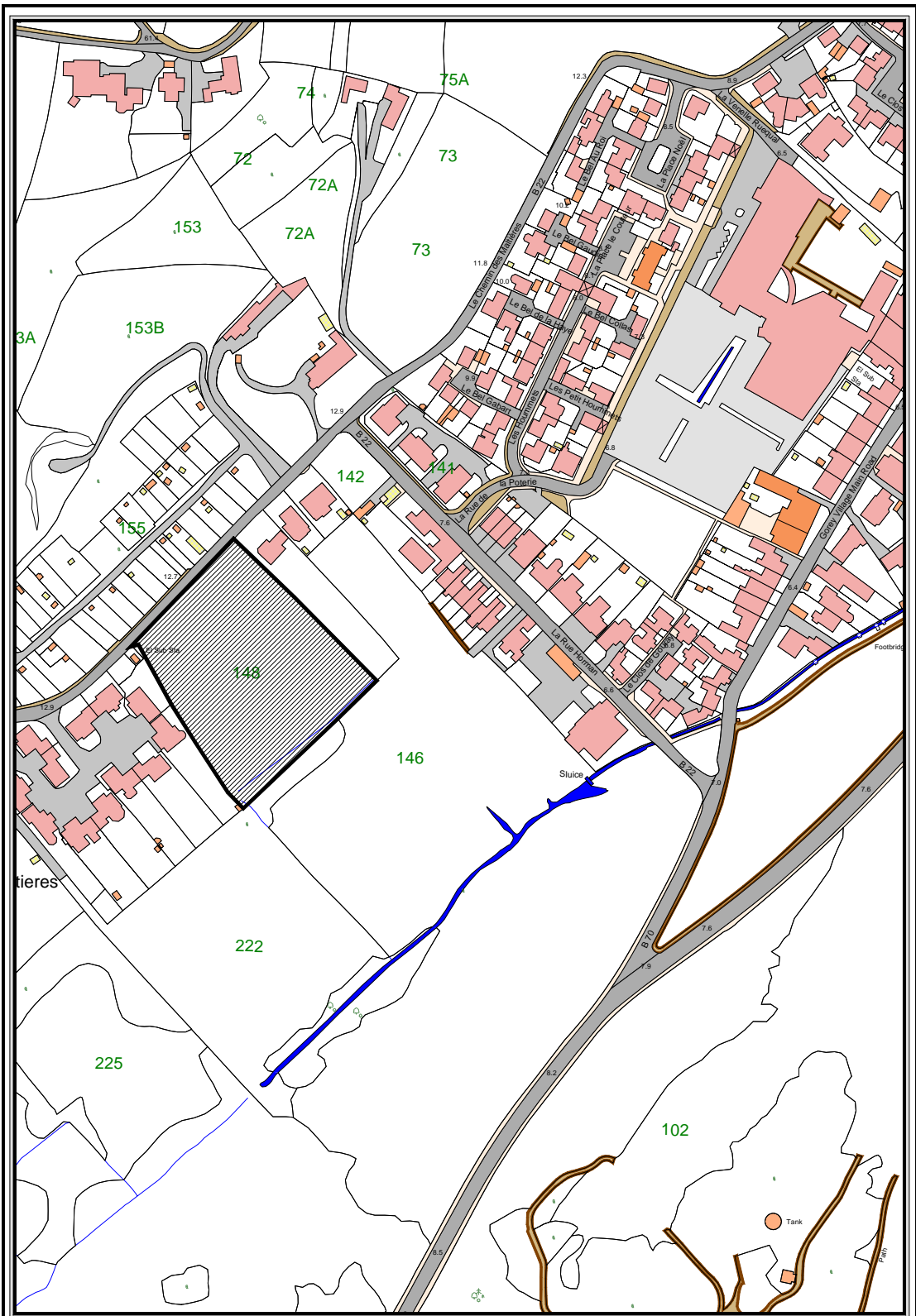
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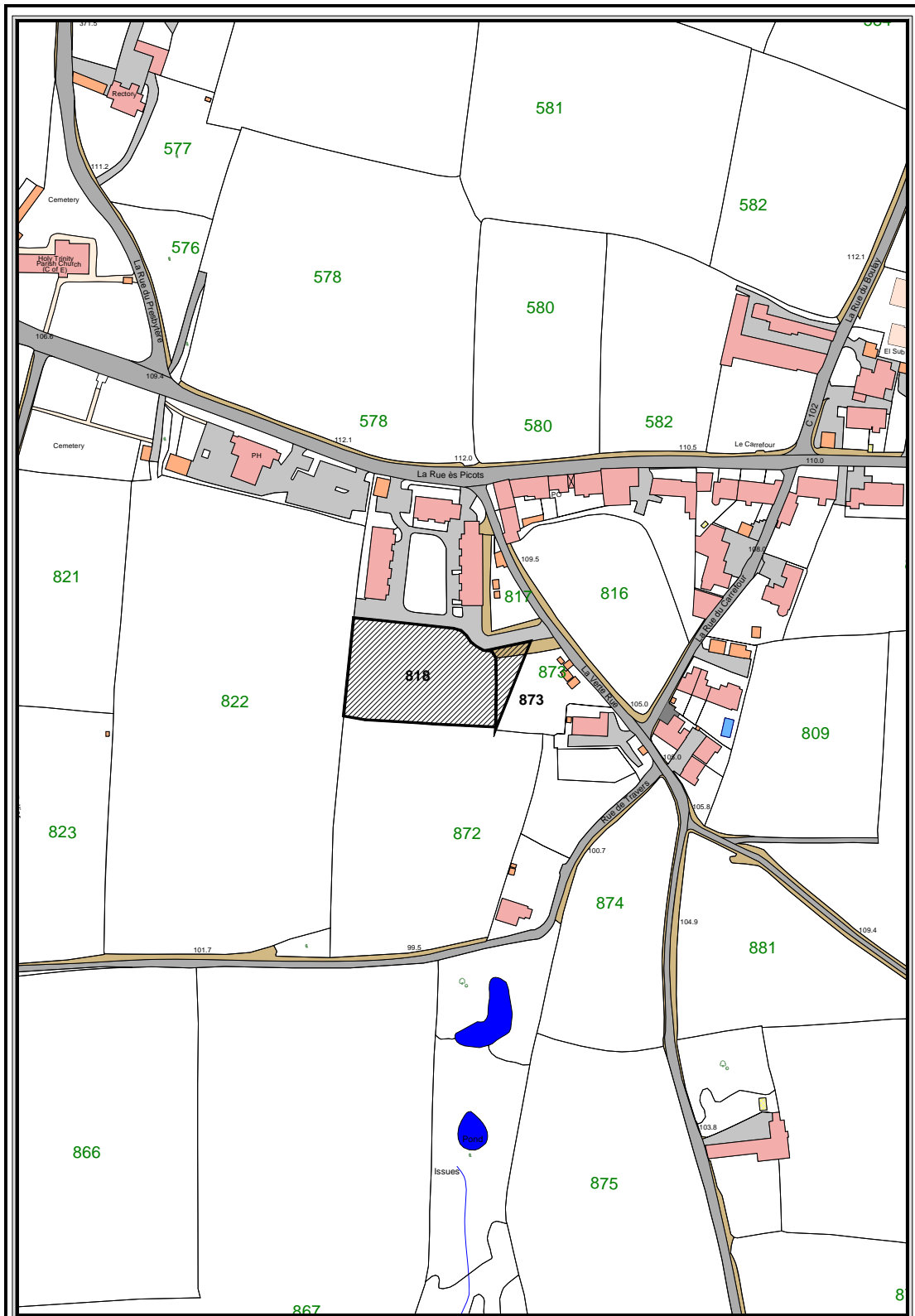
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Land North East of Maison St Brelade

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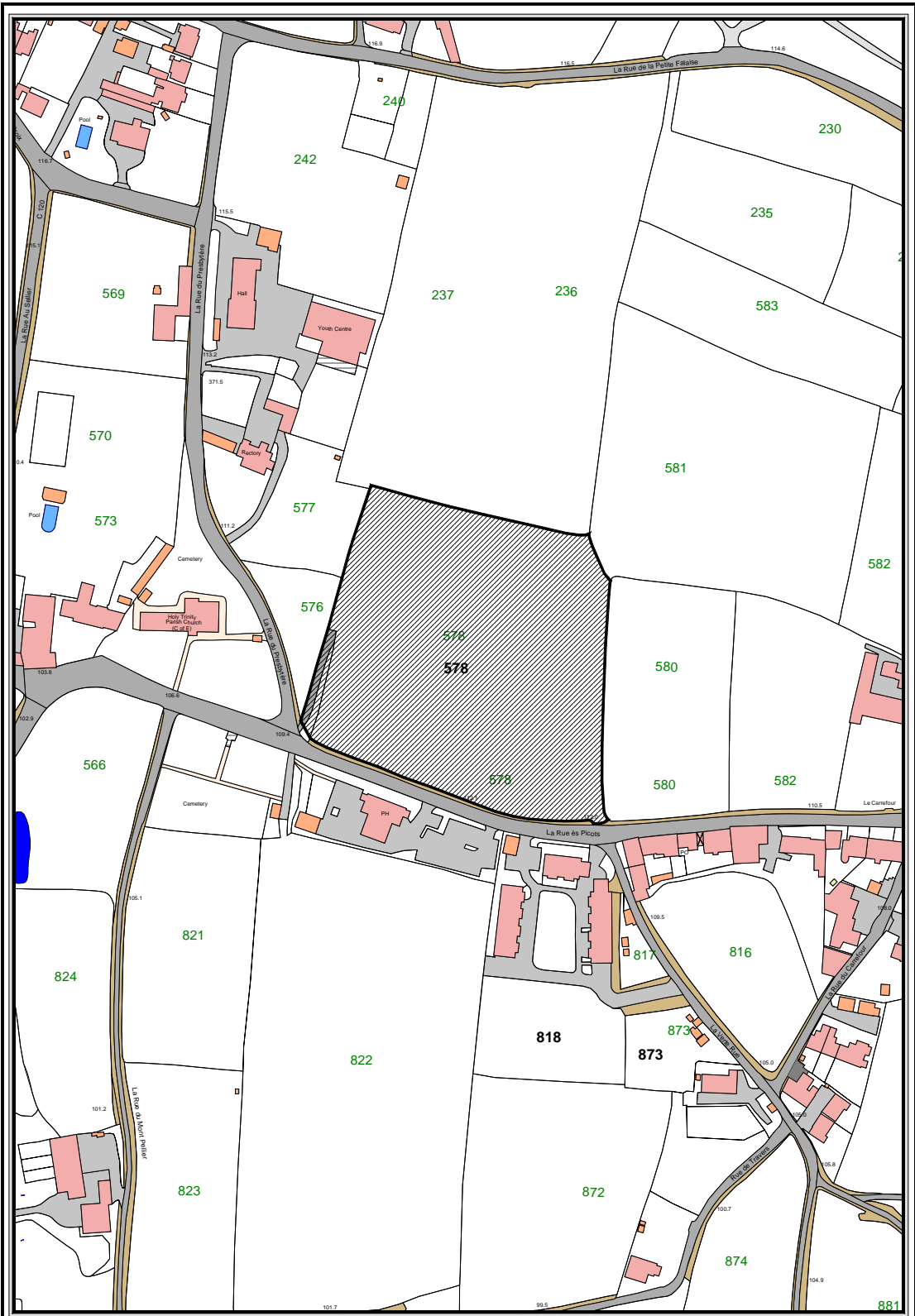




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Drawing Number 2007/11
Field 818 and part of 873, Trinity

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Field 578, Trinity

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Sustainable communities

Social benefits of “downsizing”

Homes designed to the Joseph Rowntree Foundation ‘Lifetime Home’ standards will provide the opportunity for elderly people to downsize their accommodation and to live independently for as long as possible and be in an appropriate and safe environment. The larger homes they vacate will contribute towards the need for family accommodation.

It will also afford the opportunity for elderly people to remain in their local community or perhaps return to their Parish of origin. The potential for the release of family homes back into the local community will in turn help sustain the Parish schools, shops, churches, community facilities and the honorary tradition.

Most importantly however, it will ensure the delivery of affordable life-long retirement social rented homes, through the use of planning obligations, as set out in paragraph 29 of this report.

Life-long retirement dwellings

Life-long retirement dwellings are defined as homes designed to accommodate both ‘fit’ and ‘less able’ older people, in a socially supportive and stimulating environment which enables them to live independently. Occupants will be able to receive support from Family Nursing and Home Care and other agencies when required, which will assist their continued independence, allowing them to live as long as possible in their own home.

Independent living

The decision to provide land for retirement homes is an important step forward in addressing the issue of an ageing community. It is important to state from the outset that ‘life-long retirement dwellings’ are not sheltered homes, but are homes designed to make it possible for people to live independently for as long as possible. This means that the dwellings must be in appropriate locations with access to services and amenities, and must be designed to lifetime homes standards.

Access to services and amenities

The location of homes relative to services and amenities is particularly important in the context of an ageing society. The Island Plan spatial strategy seeks to promote a sustainable pattern of development where new homes are developed with pedestrian access to local amenities and facilities.

In the assessment of each of the sites the proximity to local amenities is important. In addition the topography of the land is also an important factor to ensure that the site is fairly flat and avoids the need for steps or steep slopes.

Lifetime homes standards

It is vital that all new homes are well designed, not just aesthetically, but also in terms of the internal and external access and circulation, and all schemes will be required to conform to 'lifetime homes standards'.

These standards were formulated by the Joseph Rowntree Foundation, following their concern about the design quality of British housing and in particular how inaccessible and inconvenient many houses were for large segments of the population – from those with young children through to frail older people and those with temporary or permanent disabilities. The standards broadly encompass the following –

- Approach to the home to be wide enough for a wheelchair.
- Entrance thresholds to be level.
- Circulation areas within the home to be wide enough to allow wheelchair users to manoeuvre into and around all rooms.
- Bathrooms and WCs should be capable of taking adaptations, be wheelchair accessible and provide a route for a hoist from the main bedroom.
- Occupants should be able to enjoy views through the windows whilst seated and wheelchair users should be able to open at least one window in each room.
- Switches, socket outlets and other equipment should be easily reachable by wheelchair users.

BRE Environmental Assessment Method (BREEAM)

The UK construction industry uses vast quantities of natural resources (energy, water, materials and land), and produces large amounts of waste (70 million tonnes per annum to landfill).

The Brundtland report defined sustainable development as:

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'

There is a large difference between the environmental impacts of a poorly performing building compared to what is achievable using current best practice. If we are to deliver the development requirements of today in a sustainable way we must (as a minimum) ensure that today's new buildings meet best practice.

EcoHomes

EcoHomes is the homes version of BREEAM (BRE Environmental Assessment Method). EcoHomes covers houses as well as apartment buildings and can be applied to both new and renovated homes. Other types of accommodation, such as sheltered homes, student flats or nursing homes, can be assessed using BREEAM Multi-residential.

This standard aims to achieve best practice and to consider the broad environmental concerns of climate change, resource use and impact on wildlife, and balance these against the need for a high quality, safe and healthy internal environment.

EcoHomes balances environmental performance with the need for a high quality of life and a safe and healthy internal environment. The issues assessed are grouped into eight categories:

1. Management;
2. Energy;
3. Water;
4. Pollution;
5. Materials;
6. Transport;
7. Land use and ecology;
8. Health and well being.

EcoHomes assessments are carried out by independent assessors who are trained and licensed by British Research Establishment.

Further information: www.breeam.org/ecohomes

Housing Department

THE NEED FOR SOCIAL RENTED ACCOMMODATION FOR THE OVER 55s'

To be able to fully appreciate the need for social rented accommodation for the over 55s' accommodation it is necessary to consider evidence within a number of key pieces of work undertaken over the past few years.

It is also worth mentioning at this stage that the term 'Sheltered Housing' means many different things to different people and generally tends to indicate a form of Housing with some element of care or supervision. The Housing & Planning and Environment Departments have issued a joint definition to more accurately describe the type of accommodation seen as necessary to meet the needs of the Community.

The terminology which has been settled upon refers to 'Life-Long Dwellings' which are defined thus:-

Life-long dwellings are defined as homes designed to accommodate both 'fit' and 'less able' older people, in a socially supportive and stimulating environment which enables them to live independently. They will also be able to receive support from Family Nursing and Home Care and other agencies when required, which will assist their continued independence, allowing them to live as long as possible in their own home.

THE EVIDENCE

ISLAND CENSUS 2001

The 2001 Jersey census found that 16% of the total population were of retirement age; this number is projected to rise to 19% by 2011 and to around 30% by 2031.

KEY FACT:

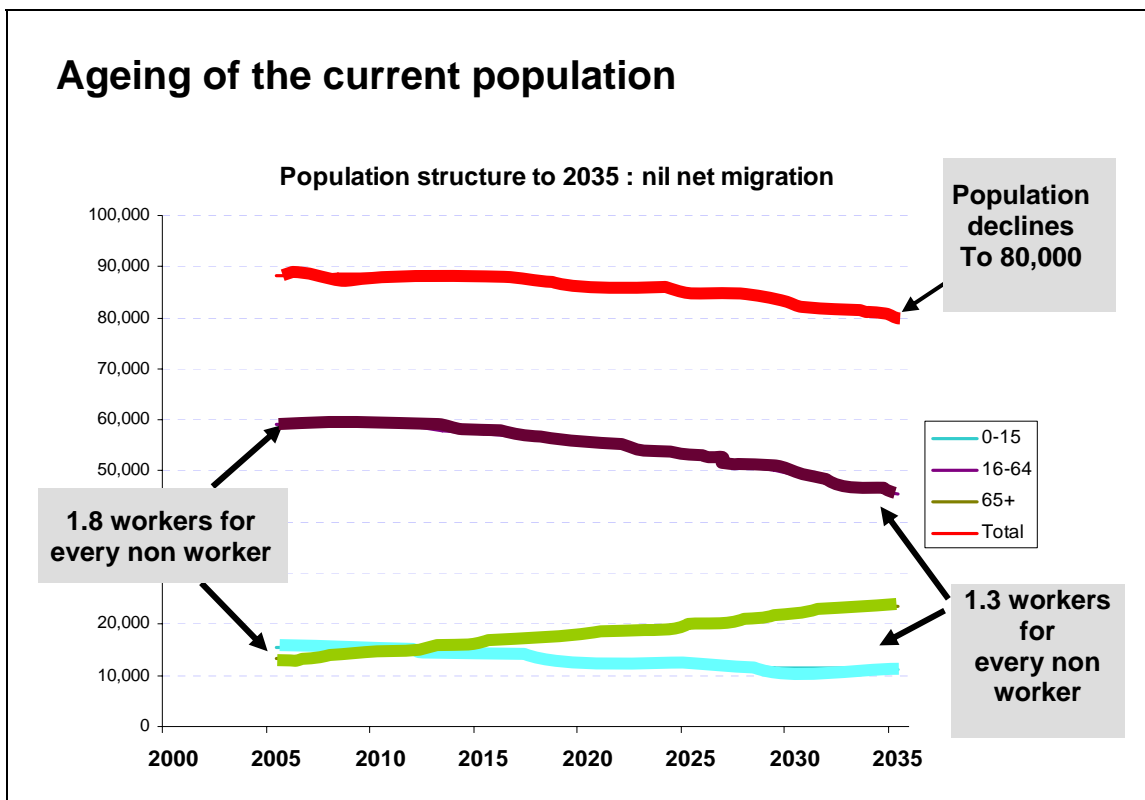
**BY 2031 30% OF THE ISLANDS
POPULATION WILL BE OF RETIREMENT AGE**

ISLAND WIDE STRATEGY FOR THE AGEING SOCIETY (ISAS)

In 2004, the Island Wide Strategy for the Ageing Society (ISAS) raised the issue of the Islands' increasing elderly population and reiterated the findings of the Census in that the number of elderly people in Jersey would begin to steadily increase over the next two decades. The report made it clear that this was not a temporary bulge, but in common with the rest of the Western World was rather a long term shift in the composition of our population.

Currently, there are presently 1.8 persons in employment for every non worker. This will change rapidly as the population ages and the proportion of pensioners' increases to a point where it is predicted that by 2035, the ratio of employed persons to non workers will be as low as 1.3 : 1.

Ageing of the current population



ISAS recognized the need for the Island to plan ahead and identified a number of key principles to which the States should aspire and inter alia, those which refer to the quality of people's living environment are outlined below:

- Improve the quality of people's living space and their local environment as these are key issues if health inequalities are to be reduced;
- Establish and recognise the requirement for the provision of a sufficient amount of housing to accommodate an increasing and changing population in Jersey;
- Use existing stock of living accommodation occupied by members of an ageing society wisely and appropriately to the requirements of residents;
- Enable people to feel safe and secure, and have good access to a high quality visual environment as well as open space and other amenities and services.

KEY FACT:

THIS IS NOT A TEMPORARY BULGE, BUT IN COMMON WITH THE REST OF THE WESTERN WORLD IS A LONG TERM SHIFT IN THE COMPOSITION OF OUR POPULATION

2005 HOUSING NEEDS SURVEY

Further evidence can be gleaned from the 2005 Housing Needs Survey which shows the Island's potential housing requirements for the 5-year period, 2005-2009. The survey showed that 29% of the total demand for owner occupied homes in the next three to five years was likely to be from first-time buyers. However it also found that although there was a large surplus of 1 bedroom flats, **there were notable shortfalls in 1 and 2 bedroom elderly-persons accommodation** and stated:

'Of the **2,900** households who plan to move over the next five years, a total of **590 (20%)** envisage downsizing to smaller property. There is a larger number of households planning or wishing to downsize from houses to smaller sized houses (**270**) than those wishing to downsize to flats (**205**). However, for houses the majority of households anticipate moving to houses where the number of bedrooms is only one less than the accommodation they have at present'.

'Of interest are those households currently occupying larger sized houses that plan or wish to move into smaller sized flats. There are **205 such households living in 2 to 5 bed houses who anticipate moving into 1 or 2 bedroom sheltered or flat dwelling units. An estimated 125 three bed houses would be 'freed-up' by this move**'.

Analysis of the 'Housing Needs Survey' data by age and tenure, conducted by the Statistics Unit, gave the following requirements:

- 130 x 1-bedroom private rental;
- 90 x 2-bedroom private rental;
- 30 x 2-bedroom owner / occupier.

An interesting point not always understood is that for each household that decides to downsize in this way, one family sized home is recycled back into the market for a new family. It can be easily seen that if sufficient 'life-long dwellings' are available at realistic prices to encourage downsizing then the need for the rezoning of land for family homes can be kept to a minimum.

KEY FACTS:

THERE IS A NEED FOR 205 LIFE-LONG UNITS BEFORE 2009

THERE ARE NOTABLE SHORTFALLS IN THE CURRENT PROVISION OF ELDERLY-PERSONS ACCOMMODATION

590 HOUSEHOLDS WHO PLAN TO MOVE ENVISAGE DOWNSIZING

205 HOUSEHOLDS LIVING IN 2 TO 5 BED HOUSES ANTICIPATE MOVING INTO 1 SHELTERED ACCOMMODATION

AN ESTIMATED 125 THREE BED HOUSES WOULD BE RELEASED INTO THE MARKET

PLANNING FOR HOMES 2006

Additional evidence is available from Planning for Homes, published in November 2006. This reported the outcome of the 2005 Housing Needs Survey and updated it with additional evidence from other sources, reflecting as it did the homes delivered on the H2 developments.

The report noted that the Island's ageing population was likely to result in a significant increase in demand for retirement accommodation from 2010 onwards and recommended that it was important to plan now for the demand for sheltered homes, including the securing of sites, within the 5-year period to the end of 2009. This is particularly important when there is a normal lead in time of some two to three years before homes can be completed on the most straightforward of sites.

Whilst recognizing the need to release additional land specifically to meet the requirements for 'sheltered homes', the report also identified the need to release land for other housing purposes where it could be shown to be in the best interests of the community.

Looking beyond 2009, it is clear that requirements for 'sheltered' / life-long retirement homes will continue to grow at an increasingly rapid pace over the next 20 years or so.

As a consequence, without remedial action, there will be more and more retired people with reduced incomes owning and occupying larger family homes...homes that are not suited to their needs and which will often involve overheads that are beyond their financial means. The implications for housing provision will become particularly significant after 2010, when the 'baby boomers' (born between 1946 and 1965) start to enter their retirement years.

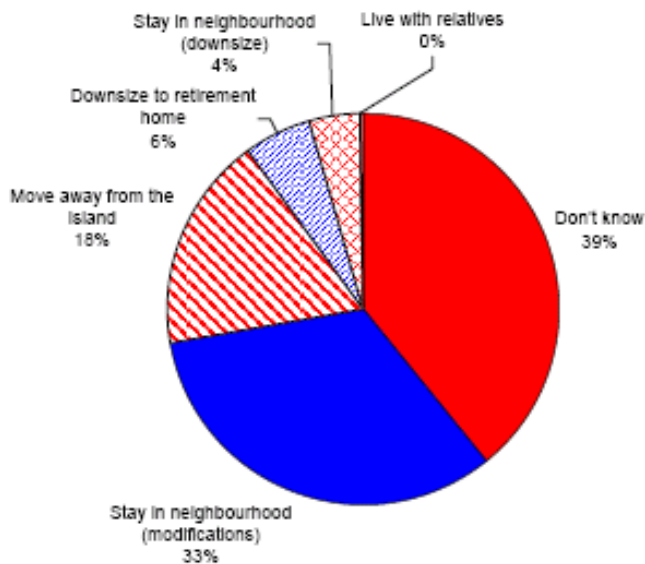
KEY FACT:

IT SHOULD BE BORNE IN MIND THAT THE ISLAND'S AGEING POPULATION IS LIKELY TO RESULT IN A SIGNIFICANT INCREASE IN DEMAND FOR LIFE-LONG RETIREMENT HOMES FROM 2010 ONWARDS, WHICH IS DUE TO PEAK IN 2031

2006 JERSEY ANNUAL SOCIAL SURVEY

The 2006 Jersey Annual Social Survey conducted by the Statistics Unit looked at the population's aspirations in respect of retirement accommodation and one of the key findings showed that **seven out of ten people (69%) are worried to some extent about their standard of living in retirement.**

The survey included both home owners and people in social rented accommodation and the results show:



- 39% of the population don't know where they would like to live upon commencing retirement.
- 33% believe they will stay in their current neighbourhood with suitable modifications to their existing home if required.

- 18% of the population thinks they will leave the Island when they retire.
- **10% hope to downsize to purpose built retirement accommodation either in their own community or elsewhere in the Island.**
- Less than 1% thinks they will live with relatives.

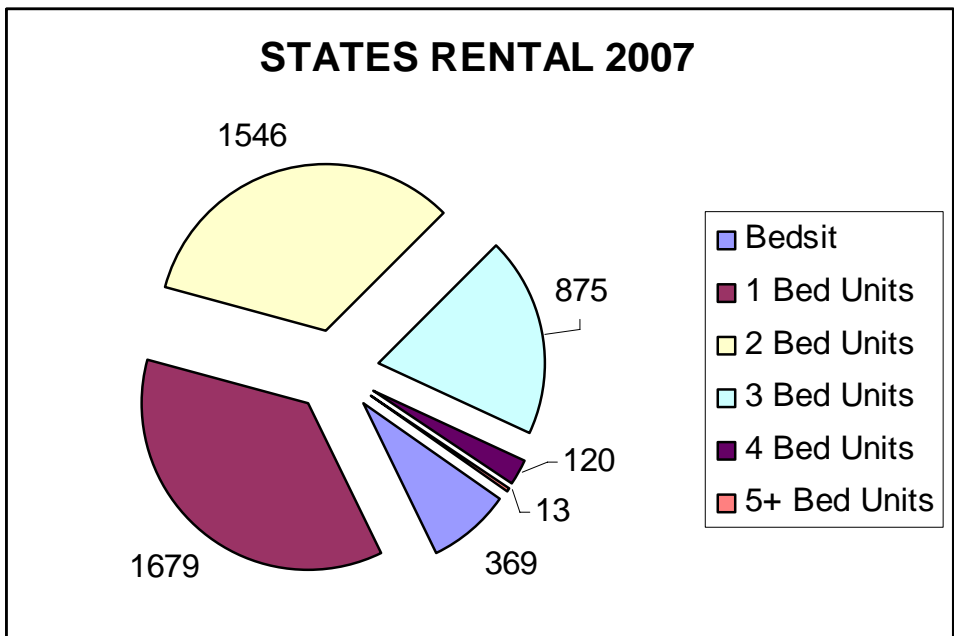
KEY FACTS:

- **10% OF THE POPULATION HOPE TO DOWNSIZE TO PURPOSE BUILT RETIREMENT ACCOMMODATION EITHER IN THEIR OWN COMMUNITY OR ELSEWHERE IN THE ISLAND**

STATES RENTAL WAITING & TRANSFER LISTS

The States owned social rented stock is out of kilter for the needs of the community and the lack of adequate retirement accommodation is causing significant problems.

The stock is presently made up of the following accommodation types.



2007	
Bed-sit	369
1 Bed Units	1679
2 Bed Units	1546
3 Bed Units	875
4 Bed Units	120
5+ Bed Units	13

The age profile of existing States Tenants is as follows:-

CURRENT AGE PROFILE OF STATES TENANTS

AGE PROFILE	NUMBER IN GROUP
40 & OVER	3,607
BETWEEN 41 - 49	858
50 & OVER	2,749
BETWEEN 51 - 59	865
60 & OVER	1,884
BETWEEN 61 - 69	798
70 & OVER	1,086
BETWEEN 71 - 79	685
80 & OVER	401
BETWEEN 81 - 89	334
90 & OVER	67
BETWEEN 91 - 99	64
100 & OVER	3

As at June 2007, there are **2,749** tenants who are over 50 years of age. Looking at the composition of the stock and even taking into account the ability to fully occupy bed-sit accommodation, something which is increasingly difficult, there are only **2,048** suitable sized units of accommodation for those over 50. This leaves a shortfall of **700** units. These people are presently under-occupying 2 and 3 bed units. This shortfall is in effect greater as only **694** of the available **2,048** units are ground floor or lift served.

Waiting List

There are currently **143** individuals or couples waiting for one bedroom accommodation. These people are currently living in the private sector.

Of these **143**, **70** have a very high priority, mainly on medical grounds, with **7** of these applicants requiring specifically designed, medically adapted properties.

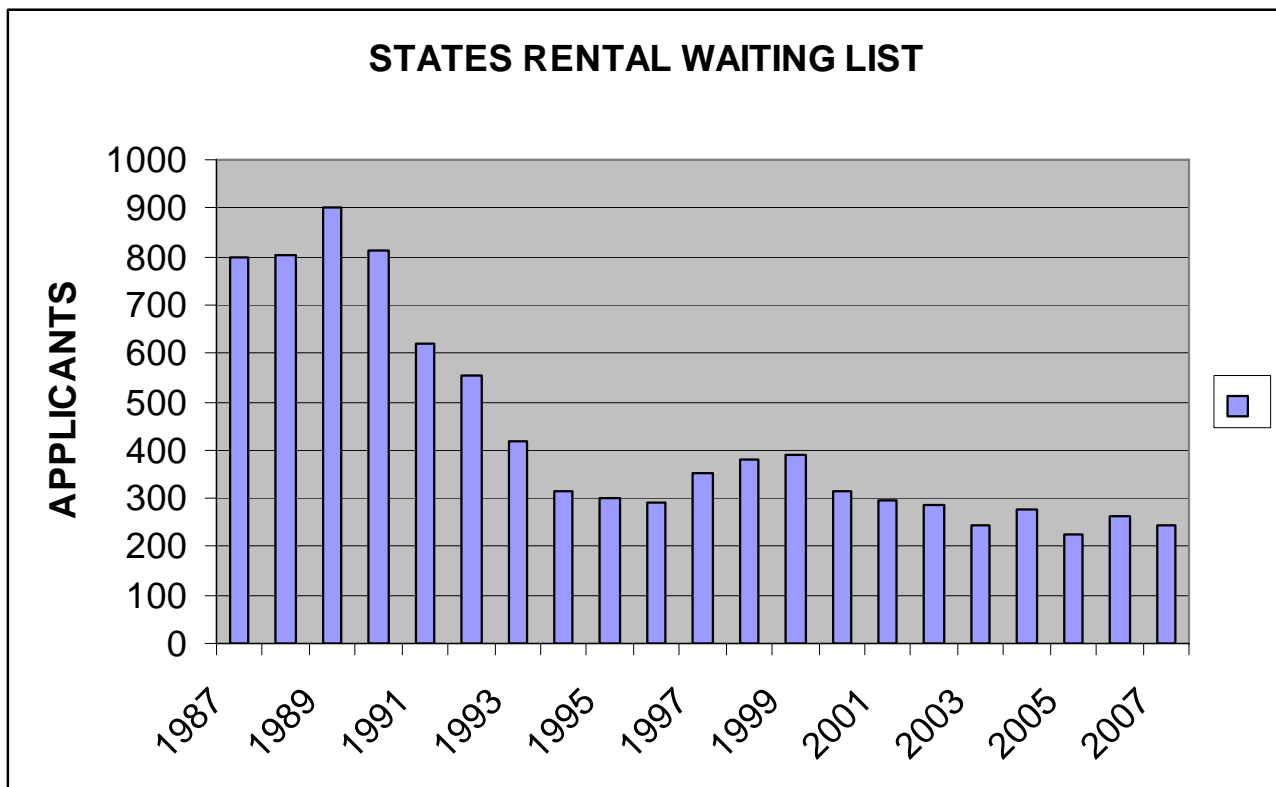
Transfer List

There are also **209** individuals or couples on the States Rental Transfer list waiting to be moved to one bedroom accommodation.

Of these **209**, **94** are a very high priority.

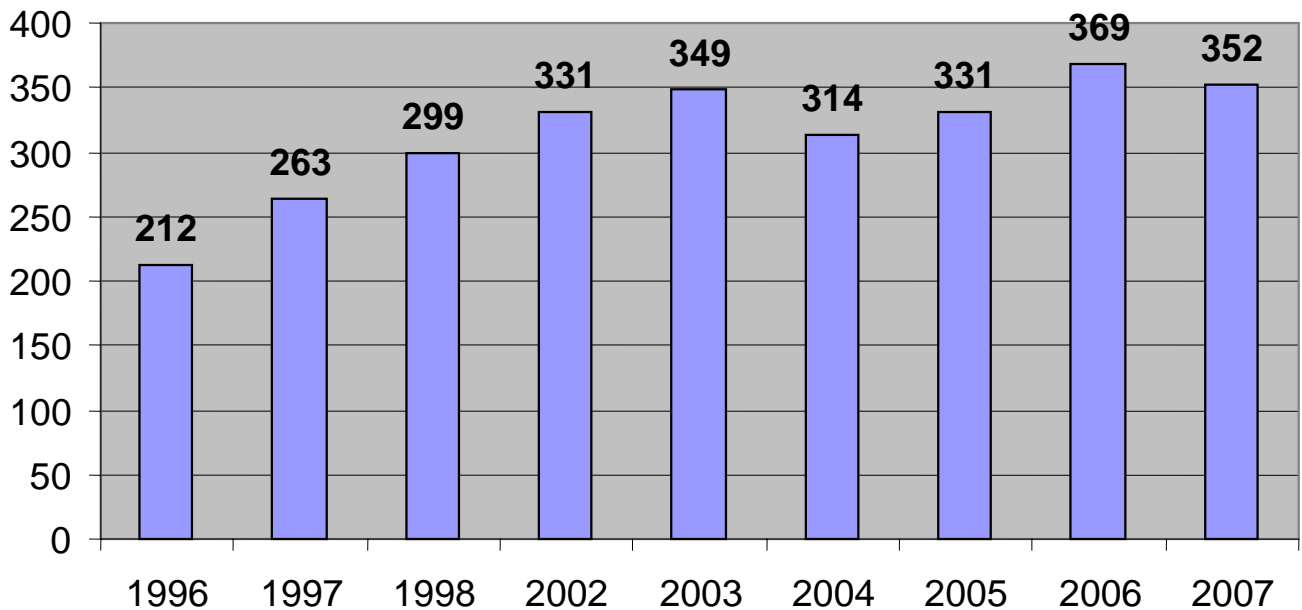
Of these **94**, **81** need to move on medical grounds. These applicants ideally require ground floor, easily accessible accommodation.

107 people are already occupying 1 bedroom accommodation which can be classed as unsuitable for their needs in respect of access or adaptations. These units could be recycled if life-long retirement accommodation was available for the existing occupants to move to.



The year end statistics for the rental waiting list between 1987 and 2006 are set out above, together with the June 2007 figures. The figures show a substantial decrease in waiting list levels from the peak registration of **900** families and individuals at the end of 1989, to a low of only **225** families and individuals in 2005. The dramatic improvement during this period coincided with an extensive rental and first-time buyer building programme and the introduction of the 'Private Sector Rent Rebate Scheme', which enabled many households to remain in private sector rented accommodation. The figures show that the waiting list has been relatively stable and at historically low levels over the last 7 - 10 years.

STATES RENTAL WAITING & TRANSFER LISTS 1 BEDROOM NEED ONLY



The chart above shows the demand from the combined Transfer and Waiting Lists which shows a general increase year on year. Whilst demand from 2003 to 2007 could be viewed as relatively static, this of course does not take into account the fact that since 2002 a total of 281 new social rented 1 bedroom units have been provided. Given what we know about the rapid increase in ageing amongst the population hereon in we can expect this trend to continue for the foreseeable future.

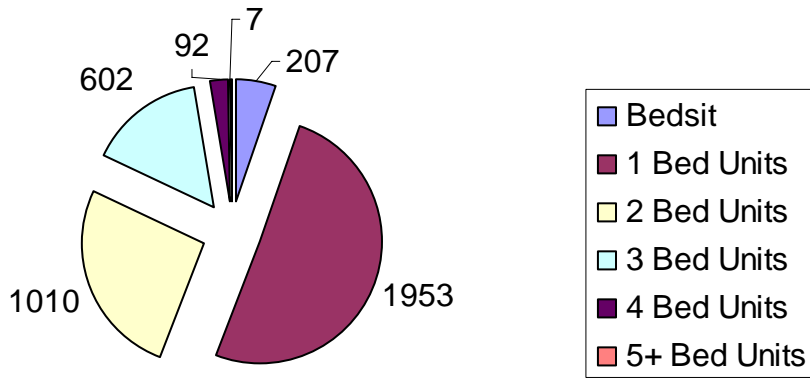
THE HOUSING DEPARTMENT PROPERTY PLAN 2007–2016

The Housing Department Property Plan 2007 – 2016 presents a means of realigning the stock to meet the needs of the ageing society.

The plan proposes the sale of **800** units to existing tenants over a 10 year period with the income from the sales being used to address the refurbishment needs of the stock, together with the creation of additional retirement homes. It is anticipated that around **400** units could be acquired during the period at a cost of approximately £50m. The refurbishment programme would also upgrade the existing accommodation particularly in respect of access to make it more adaptable for retired persons.

Assuming that the Property Plan is approved by the States on 17th July 2007, Looking forward to 2016 the States owned social rental stock would have the following composition:-

STATES RENTAL 2016



2016	
Bed-sit	207
1 Bed Units	1953
2 Bed Units	1010
3 Bed Units	602
4 Bed Units	92
5+ Bed Units	7

KEY FACTS:

THE DEMAND FOR LIFE-LONG RETIREMENT HOMES IS INCREASING

THE WAITING LIST SHOWS A NEED FOR 143 LIFE-LONG RETIREMENT UNITS

THE TRANSFER LIST SHOWS A NEED FOR 209 LIFE-LONG RETIREMENT UNITS

THE COMPOSITION OF THE STATES OWNED SOCIAL RENTED STOCK IS OUT OF KILTER WITH THE NEEDS OF EXISTING TENANTS AND NEW APPLICANTS

THE PROPERTY PLAN PROVIDES THE MOST ACHIEVABLE MEANS OF MEETING THIS DEMAND

CALCULATION OF PRESENT NEED FROM AVAILABLE DATA

HOUSING NEEDS SURVEY	205 NEW UNITS
	+
STATES RENTAL WAITING LIST	143 NEW UNITS
	+
STATES RENTAL TRANSFER LIST	209 NEW UNITS
	+
NET LOSS OF BEDSITS OVER 10 YEARS UNITS	162 REPLACEMENT UNITS
	-
RECYCLED 1 BEDROOM UNITS	107 UNITS
	=
TOTAL NUMBER OF UNITS REQUIRED	612 UNITS

SURVEY OF STATES TENANTS 2007

An additional source of data recently became available when in May 2007, the Health, Social Security and Housing Scrutiny Sub-Panel as part of its review of the Property Plan undertook with assistance from the Department a survey of tenants views on the Plan. A number of questions were asked in the questionnaire about sheltered housing in an attempt to gauge the need for life-long retirement homes among States Tenants.

28% of Tenant responded and the following table sets out the results:

SHELTERED HOUSING NEEDS

RESULTS OF TENANT SURVEY MAY 2007

AGE GROUP	RESPONDENTS	WANT SHELTERED HOUSING			TOTAL	OVERALL
		IMMEDIATELY	WITHIN 5 YEARS	WITHIN 10 YEARS		
41 - 50 Years	194	8	7	42	57	29%
51 - 60 Years	217	19	20	74	113	52%
61 - 70 Years	255	20	42	69	131	51%
Over 70 Years	325	31	57	72	160	49%
TOTALS	991	78	126	257	461	

In addition those expressing a desire to move to sheltered accommodation at some stage were asked to indicate their preferred location. The following table sets out those responses:-

AGE GROUP	RESPONDENTS	LOCATION PREFERRED			TOTAL
		COUNTRY SIDE	EXISTING PARISH	TOWN	
41 - 50 Years	194	17	25	8	50
51 - 60 Years	217	35	40	32	107
61 - 70 Years	255	43	60	28	131
Over 70 Years	325	34	78	41	153
TOTALS	991	129	203	109	441

These results show a significant demand among the 40+ age groups for sheltered housing now or in the future. Notably **78** existing States tenants are indicating that they would like to move to sheltered accommodation immediately. The survey was anonymous so it cannot be ascertained how many of these **78** will be reflected on the Department's transfer list. However, the Department is carrying out a full 'Transfer

List' audit over the next 3 months to increase understanding of applicants' needs and aspirations.

Looking further at the figures, it can be seen that within 5 years a total of **204** existing States tenants see themselves as needing sheltered homes and within 10 years this figure leaps to **461**.

Respondents were also asked for their preferred location for sheltered homes. There is clearly an overwhelming demand from tenants to stay within their existing Parish. However, of the **129** who expressed a desire to move to 'the Countryside', **107** were presently living in the main urban centres of St Helier and St Saviour.

KEY FACTS:

THESE RESULTS SHOW A SIGNIFICANT DEMAND AMONG THE 50+ AGE GROUPS FOR SHELTERED HOUSING NOW OR IN THE FUTURE.

NOTABLY 78 EXISTING STATES TENANTS ARE INDICATING THAT THEY WOULD LIKE TO MOVE TO SHELTERED ACCOMMODATION IMMEDIATELY.

WITHIN 5 YEARS A TOTAL OF 189 EXISTING STATES TENANTS SEE THEMSELVES AS NEEDING SHELTERED HOMES AND WITHIN 10 YEARS THIS FIGURE LEAPS TO 404

UNPUBLISHED WORKS – NEW DIRECTIONS

In respect of its New Directions Strategy the Health & Social Services Department comments that 'The development of adequate and suitable housing for Jersey's ageing population is absolutely critical to the success of the New Directions Strategy. Without it, we will unnecessarily consign older people to institutional care and block the hospital's acute beds at unsustainable costs to the taxpayer.'

ASSESSING FUTURE DEMAND

Assessing the demand for sheltered homes must be a continual process, and it is likely that the projected demand will be something of a 'moving target'. To more accurately assess the need and to ensure that changes in demand are identified as early as possible, it is of paramount importance that the following pieces of work continue to be undertaken:-

The Housing Needs Survey (P&E)	Bi-Annual
Planning for Homes (Housing & P&E)	Annual
Jersey Annual Social Survey	Annual
States Rental Waiting Lists	Monthly

In addition, the following will generate a greater understanding of the needs and aspirations of existing tenants:-

Audit of States Rental Waiting Lists	by September 2007
Audit of States Rental Transfer Lists	by September 2007