Joint Housing & Planning Statement

Session 1 Housing supply and demand
Housing Objective 1 is to "………..meet the Island's housing needs over the Plan period". On pages 234-244 the Plan sets out assessments of housing demand and supply; the table in para 6.55 summarises the total estimated demand and the total estimated supply. Is the assessment of demand accurate, comprehensive and justified?

Housing Response

The assessment of demand as set out in the draft plan is based upon the best currently available information, which has been fully and independently reviewed by the States of Jersey statistics unit. They have confirmed that the data is accurate, comprehensive and therefore justified. However, the data was collected through a survey of a sample of households in 2007 and prior to the current economic difficulties which has resulted in an increase in applications for social housing. It is inevitable that as economic conditions change demand figures will change. Other issues will effect demand such as amendments to the current policies governing who may qualify to buy and rent in the Island and the criteria within social housing allocation policies.

The Housing Department holds the view that demand, particularly for social housing has increased and that defining an exact figure at this time is unrealistic. Better to settle on a range for demand figures which it is considered should be no less than 1,000 and have an upper limit of 1,300. The longer that the economic difficulties continue the higher up that range demand is likely to be.

P&E Response

The Draft plan identifies 1,000 category A units required and this is a reasonable number given the evidence base. It is recognised however that more up to date information would be beneficial and the only satisfactory way to achieve this would be to develop the gateway now (which has been proposed for some time now).

The plan should not account for the higher figure of 1300 as described in separate social housing demand report (appendix B). From the breakdown in numbers: The 458 new applicants on the waiting list is agreed and is accounted for in the demand figures in the plan. The additional 800 identified as paying rent over the income support level (50% of the 1600 in private rental accommodation that could be eligible for social rental support) should not be included because:- 1.risk of potential double counting with those already on the waiting list. 2. Are these tenants paying significantly over the income support level? If they are already adequately housed in the private sector would it not be more prudent to pay more income support for some of these rather than develop additional social housing units? What happens to the private rental stock that they would leave behind to go into social rental accommodation as the 2007 housing needs survey indicates that we already have an oversupply in this sector? 3. The findings of the Whitehead report have not yet been adopted by the States and so any predicted increases in the demand for social housing from future policy changes should not be included in current demand figures.

The plan has been designed to be flexible and react to potential future changes in supply or demand through the use of key monitoring indicators, which will allow for the relevant planning policies to be amended over the lifetime of the Plan.

Is the estimate of supply reasonable? (It is of course subject to later debates about individual sites)

Housing Response

There can be little doubt that the recent economic difficulty has delayed some development of sites already approved. At least one existing H2 site and 2 sites zoned in 2008 are stalled because of a lack of developer funding. Of the 8 sites zoned in 2008, 3 have planning permission, 3 are under consideration and 2 have yet to come forward with schemes for approval. The estimates of supply can be considered reasonable but only if development can be guaranteed in a timely manner. 8 years can hardly be considered timely.

When sites come forward for development and how quickly that development takes place is of course outside of the control of the planning department. However, in system where we zone land in answer to specific defined need we can only hope to meet the need in a timely manner if we introduce measures to encourage land owner and developer to develop within a reasonable timescale. One of the initiatives which has been suggested is fixing time limits to the rezoning of sites.

Given our comments on demand being up to 300 (social rented) higher than estimates in the plan we believe that there is significant merit in ensuring that all proposed sites stay in the plan.

P&E Response

The estimate of supply is based upon up to date information, coming from current completion and planning application approval information together with realistic future supply sources that have been put at conservative levels. The latest housing land availability report (Residential Land Availability statistics @ Start 2010, P&E, June 2010), which details the latest position on housing supply, is attached to this paper for reference. (Appendix A).

With regards to fixing time limits to re-zoning sites, issues about the abilities of developers to deliver sites, are out of the control of the planning department and placing time limits on sites would not deliver other sites (which would lead to additional re-zoning) more quickly as the same issues could equally persist. Compulsory purchase powers are available under article 8 of the 2002 Planning law, however there has been continuing political reluctance to use these powers.

Should some of the proposed zoned sites be removed from the draft plan, then alternative sites will be added to ensure that the supply is still in balance with the anticipated demand.

Do the proposals therefore meet objective 1 and if not, what changes need to be made to the Plan?

Housing Response

It rather depends on demand and as discussed above demand figures have changed and will change further with economic conditions. There is concern that the supply figures do not meet the upper levels of the 1,000 – 1,300 range.

To ensure that this demand can be met all of the existing sites should be maintained in the plan.

P&E Response

The plan will meet objective 1 as set out in the housing chapter, but it is recognised that some proposed re-zoned sites may not be included in the final approved document and will need to be replaced to meet any potential shortfall.

Is the assumption in 6.8 that the majority of houses will be supplied by the private sector reasonable? Is the social rented sector likely to become more important?

Housing Response

No. The Social rented sector will become more important and will grow – see Whitehead Review sections 5 (page 47) 5.2 (page 25) & 5.6 (page 28). In particular in her report Professor Whitehead opines that 'Using broader based evidence on incomes and housing circumstances suggests that there may be considerable unmet housing need among lower income working age but childless households who are currently ineligible for social housing as well as among those with incomes just under the eligibility criterion for social housing. There must therefore be concern about a policy that envisages a decline in the scale of the social sector and increasing emphasis on the provision of accommodation for older households.

The alternative to enabling a larger role for social landlords to help meet housing requirements is to rely more on private renting with a more generous support system together with subsidies to owner -occupation. This is a much more open ended commitment and does not play to the very real success – and capital values- of the existing social sector.

The benefits from increasing flexibility and ideally providing some additional resources are considerable.'

In his speech in the States on 8th June 2010 and which concluded with his election as Minister for Housing Deputy Sean Power made reference to the need to grow the social rented stock as a means of meeting the needs of the ageing population and of those households who are presently not being assisted.

The Minister is preparing a detailed policy statement and the growing importance of the social housing sector and the potential for growth in the stock. A copy of this statement will be made available as soon as it is available.

P&E Response

The housing department have, since the drafting of the Island plan, indicated that there is a potential greater requirement for social rented accommodation than previously indicated by the 2007 housing needs survey. In addition it is noted that should the findings of the Whitehead report be adopted by the states, then this may further increase the demand for social rented accommodation and it is open to debate, outside of the draft Plan, whether the States should play a greater role in this provision.

Taking into account the strategic policies in the plan, and the assessments of demand and supply, is the general distribution of housing proposed in the Plan reasonable? Without discussing individual sites, are the briefs set out in Appendix B set at the right level of detail?

Housing Response

Housing and Planning agree that the briefs and indeed Policy H3 must be flexible enough to allow for the correct mix of social housing/homebuy and first time buyer homes. Presently the briefs make no provision for social rented homes and this will be amended.

What must be fundamental to the plan and should be enshrined in policy is how Category A sites are used and occupied. First time buyers are described in some detail in planning obligations and similar steps could be taken to better define occupants of social housing. For instance, it is in our submission insufficient to merely say that social rented homes must be sold to a social landlord. The allocations criteria amongst social landlords differ significantly with some carrying out no means testing of prospective tenants. Our social housing, both existing and future, are valuable assets, provided with significant public subsidy and must be used to maximum effect. It is vital that, irrespective of which social landlord is managing the units, the homes are only occupied by those actually in need of social housing. Tenants must be means tested as States tenants are and the means test must be equitable and transparent across all landlords. This is very much the premise on which the Planning Ministers' Homebuy scheme was developed with all applicants for homes being assessed through the affordable housing gateway. The development briefs for all sites should make it clear that the affordable housing element of the site whether that be homebuy or social housing or another such intermediate product can only be occupied by those persons qualifying through the affordable housing gateway.

P&E Response

The housing department have, since the drafting of the Island plan, indicated that there is a potential greater requirement for social rented accommodation than previously indicated by the 2007 housing needs survey. In addition it is noted that should the findings of the whitehead report be adopted by the states, then this may further increase the demand for social rented accommodation, however this can not be considered at this time.

It is recommended that policy H1 be reviewed to potentially include a greater number of social rented accommodation in line with agreed evidence of demand. Draft policy H3 is also capable of providing greater levels of social rented accommodation through the delivery of private windfall development opportunities and this can be achieved without changing the policy.

Session 2 Housing Mix

Policy H4 and the preceding paragraphs deal with housing mix. Are these assessments and proposals reasonable? What changes if any should be made?

Housing Response

The briefs must be flexible enough to allow for the correct mix of social housing/homebuy /first time buyer and Category B homes. This mix will be defined from far more robust and up to date evidence of need established through the Housing Gateway.

P&E Response

The current evidence base is robust and has been fully and independently reviewed by the States of Jersey statistics unit. This policy will be under continual review, which will be aided considerably once the housing gateway is set up and other monitoring indicators are in place.

The planning briefs for the re-zoned sites will need to be approved by the Minister for Planning and Environment prior to any planning application being submitted for consideration and this will take account of the most up to date information available at that time, which may be different to what is currently published in the draft Plan.

Session 3 Affordable housing
Policy H3 and preceding paragraphs deal with affordable housing. Is the policy workable? Bearing in mind the section of the plan on viability, will it bring housing development to a "complete stop", as suggested? Is the proposed policy flawed in principle, or would the use of different thresholds and proportions be acceptable? If so, what should these be? Respondents stress the current economic climate; would a greater delay in the introduction of the policy help its introduction? Is the "viability assessment" model workable?

Background papers suggest that the price of market housing is such that it is affordable by only a minority of residents, and that there is a serious shortage of affordable housing. Is that agreed? What alternative approach might be taken to tackling that problem? (WEB propose a mechanism but there may be others).

Housing Response

There is no doubt that market housing is outside the affordability of a significant proportion of the population and that affordable housing to buy is in very short supply. See Whitehead Review Section 3.5 (page14). Yet only 20% of the population can qualify for social housing because of the lack of available supply and correspondingly constrained allocations criteria.

See Section 5.1 of Whitehead Review in respect of Income Support and maximum rent limits here Professor Whitehead opines that it is unlikely that the shortfall in social housing will be met automatically by the Private Sector. There appears little scope to increase income support levels, indeed they are being frozen for 2011 to help deliver savings, therefore the number of people for who Income Support will be insufficient to meet full rental commitments is likely to rise.

Providing significant levels of affordable housing on brown field sites will be difficult given the inherent value of the existing land. Commuted payments are only useful if there is land available and zoned on which to put the money to good use in providing affordable housing. To be affordable this land either needs to have a very low value such as agricultural land or be land already in States ownership, where the land becomes a development subsidy, albeit that such a mechanism would prevent a lost opportunity for a capital receipt to Treasury.

P&E Response

The draft policy has been significantly amended following discussions with the construction/developer industry to take account of their comments concerning viability received during the consultation period. Given these changes, and the fact that the Plan is unlikely to be adopted before mid 2011, it is not proposed to delay the introduction of the policy. The viability model has also been consulted on within the States and it is our belief that it is workable.

It is agreed that there is a shortage of affordable housing, hence the existence of the proposed policies to increase their supply. Alternative methods such as imposing a development tax have been considered but it was felt that this approach would not yield as many new homes as it would then require additional intervention within the market from the States to procure these new homes.

Session 4 Housing in Rural areas/agricultural workers accommodation
Policy H5 deals with housing in rural centres. Is this policy sensible and reasonable? If not, what changes should be made to it?

Housing Response

Both Housing and Planning agree that the policy has merit as the vitality and viability of the Parishes must be supported. Some limited rezoning of green fields around the villages would be welcomed as the existing value of such land makes the delivery of affordable housing significantly more viable. The best possible use must be made of these land assets and opportunities should be maximised to attain reasonably high levels of density. All of the resultant affordable homes must be occupied by persons qualifying to be housed through the affordable housing gateway, additional criteria focussing on an applicant's links to the Parish can perhaps be considered for schemes led by the Parishes.

P&E Response

Planning obligations will be used to ensure that all occupants must first be approved through the housing gateway. The use of the gateway on re-zoned sites was approved by the States of Jersey in April 2008 (P33/2008), specifically, *'to request the Housing Minister, in co-operation with the 12 parish Connetables and other stakeholders, to develop and establish a policy, a rational and consistent criteria for determining admissibility to 'waiting lists' for housing on rezoned land.* The gateway has yet to be established.

Policy H9 deals with staff and agricultural workers accommodation. Is this policy sensible and reasonable? If not, what changes should be made to it?

Housing Response

Staff and Agricultural workers accommodation is not within the remit of the Housing Department. These are managed by other departments.

P&E Response

The purpose of the policy is to support industries such as agriculture to provide adequate workers accommodation but is strongly qualified to protect the countryside and is seen as being entirely reasonable given the overall strategic aims of the Plan.

Appendix A

Residential Land Availability Statistics
@ Start 2010

(8/30)

PLANNING AND ENVIRONMENT DEPARTMENT

June 2010

CONTENTS

1. INTRODUCTION

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

The information provided here describes the situation at the start of 2010 and effectively supplements the information included in the Planning Department's earlier detailed report entitled '*An Interim Review of Residential Land Availability'*, February 2010.

Following the approval of the new Island Plan in 2011, 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 suggests that the Island is in a good position to meet overall demand for new homes during the first five year period of the draft Island Plan. However, there remain some 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; and
- Planning to meet the future housing needs of a rapidly growing elderly population.

3. RECENT COMPLETIONS IN THE QUALIFIED SECTOR

Annual Completions

Table 1 shows the net number of completions of new homes in the qualified sector since the adoption of the current Island Plan (2002) and allows a comparison with past trends. Despite reductions in net completions in the last two years, residential construction work since 2002 has been impressive resulting in approximately 4,500 new homes. The average building rate during the last eight years of approximately 560 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 previous Island Plan. It is also interesting to note that the net provision of 3,275 homes in the qualified sector during the first five years of the current Island Plan significantly exceeded the identified requirements for 2,860 homes, although there was a shortfall against identified Category A requirements during the period.

The average rate for purpose-built Category A and Category B homes during the 8 years to the end of 2009 was 185 and 376 homes per year respectfully. 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*5**	**Purpose built Social Rented Homes**	**Purpose built Lifelong / retirement Homes**	**Total Purpose built Category A Completions**	**Other Demand Housing (Category 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**
Ave. annual completions 1986-2001	**67**	**85**		**152**	**214***3	**366***3
2002	92*2	290*1		382	483	**865**
2003	161*2	30*1		191	464	**655**
2004	52*2	59*1		111	349	**460**
2005	40*2	26*1		66	513	**579**
2006	80*2	207*1		287	433	**720**
2007	184*2	77*1		261	314	**575**
2008	68*2	(-14)*1		54	171	**225**
2009	109*2	17*1	5	131	283	414
Sub-total	**786**	**692**	**5**	**1,483**	**3,010**	**4,493**
Ave. annual completions 2002-2009				**185**	**376***4	**562***4

*1 see Appendix 1 for details
*2 see Appendix 2 for details
*3 includes lodging and staff accommodation
*4 excludes lodging and staff accommodation
*5 now includes Jersey Homebuy

Distribution of Completions

Most of the net increase in homes over this 8 year period (62%) was in the urban parishes of St. Helier (42%), 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 current Island Plan, which promotes more sustainable development concentrated in urban areas.

Table 2: Net Completions of New Homes in the Qualified Sector, by Parish, 2002 – end 2009

Parish	New Homes by Category		Total Homes Completed	%
	Purpose Built Category A *1	Category B		
St. Brelade	0	245	245	*5.5*
St. Clement	283	268	551	*12.3*
Grouville	17	101	118	*2.6*
St. Helier	687	1178	1865	*41.5*
St. John	40	82	122	*2.7*
St. Lawrence	119	265	384	*8.5*
St. Martin	64	79	143	*3.2*
St. Mary	0	62	62	*1.4*
St. Ouen	42	107	149	*3.3*
St. Peter	82	256	338	*7.5*
St. Saviour	139	219	358	*8.0*
Trinity	10	148	158	*3.5*
TOTAL	**1,483**	**3,010**	**4,493**	***100.0***

**1 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 have been completed for Category A and Category B purposes in 2009. Approximately two thirds of the net total of 414 homes was fairly evenly spread between flat completions (43%) and house completions (57%). This is different to the preceding two years when the great majority of completed homes were houses and to the trends which were prevalent prior to 2007, when the majority of units completed were flats.

Table3: Net Completions of New Homes in Qualified Sector, by Type and Size, 2009

Type of Home	Size of Home						Total
	1-bed	2-bed	3-bed	4-bed	5-bed+	Unspecified	
Category B Completions							
Flats *1	109	49	2	-	-	-1	**159**
Houses *2	2	40	41	42	1	-2	**124**
Sub-Total	**111**	**89**	**43**	**42**	**1**	**-3**	**283**
%	*39.2*	*31.4*	*15.2*	*14.8*	*0.3*		*100.0*
Category A Completions							
Flats *1	16	1	-	-	-	-	**17**
Houses *2	-	5	87	22	-	-	**114**
Sub-Total	**16**	**6**	**87**	**22**	**-**	**-**	**131**
%	*12.2*	*4.6*	*66.4*	*16.8*	-		*100.0*
TOTAL	**127**	**95**	**130**	**64**	**1**	**-3**	**414**
%	***30.7***	***22.9***	***31.4***	***15.5***	***0.2***	***(0.7)***	***100.0***

**1 includes apartments, studios, bedsits and maisonettes* **2 includes bungalows and cottages*

4. 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 2009. It illustrates good levels of commitments (i.e. nearly 2,500 homes), which comfortably exceed the target requirements for new homes in the Draft

Island Plan up to the end of 2013. Of course, not all the commitments will be completed in that timeframe, but the majority should be, including:

- the 950 Category B homes under construction at the end of 2009;
- a proportion of both the 955 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 four year period 2010 to 2013);
- virtually all the 100 outstanding commitments for first time buyer homes will be completed by the end of 2013 (whether or not they were under construction at the start of 2010);
- the commitments for Lifelong homes (approx. 370 homes) and other social rented homes (100 homes).

Table 4: Outstanding Commitments for New Homes in Qualified Sector, at start 2010

Outstanding Planning Permissions				Homes under construction (Net) **(b)**	Other commitments which may yield or involve loss of units before the end of 2013		**Total (a+b+c)**
Type of Housing	No. of New Homes (Net)						
	Planning in Principle Permits	Planning, Building or Planning & Building Permits	Total No. with consent **(a)**		Definite, Probable and/or Highly possible **(c)**	Other possibles in the time frame **(d)**	
Purpose built conventional first time buyer (inc. Homebuy)	-	15	15	40	42	-	**97*2**
Lifelong Homes (open market)	-	4	4	-	165	-	**169*3**
Lifelong Homes (social rented)	-	18	18	14	172	-	**204*4**
Other Social Rented housing	-	91	91	13	(7)	-	**97*5**
Total Category A	-	**128**	**128**	**67**	**372**	-	**567**
Other demand housing (Cat B)*6	80	875	955*1	946	-	-	**1,901**
Total (all housing)	**80**	**1,003**	**1,083**	**1,013**	**372**	-	**2,468**

*1 net of permissions which have not been advanced for 4 years or more.
*2 see Appendix 6 for details.
*3 see Appendix 7 for details.
*4 see Appendix 8 for details.
*5 see Appendix 5 for details.
*6 These figures take no account of the potential 166 or so owner occupied homes which would be released when the owners downsize to open market Lifelong homes.

As can be seen from Appendices 5 - 8, 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 current Island Plan; and
- the fields zoned by the States in July 2008, primarily for Lifelong Homes (P.75/2008).

The current status of these sites is outlined in Appendix 11.

Distribution of Commitments

Table 5 illustrates the availability of housing commitments by parish. As with completions over the last 8 years, most of the commitments are concentrated in the main urban parishes (66%), including St. Helier (48%) and St. Saviour (11%). The relatively low level of net commitments in St. Clement (7%) 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 2010*

Parish	House Type	Outstanding Permissions	Homes under construction	Other Commitments	Total Commitments	
					No.	%
St. Brelade	Cat B	35	101	-	136	
	F-t-b	-	26	-	26	*9.0*
	Lifelong Homes	-	-	60	60	
	Social Rental	-	-	-	-	
St. Clement	Cat B	29	24	-	53	
	F-t-b	-	-	-	-	*6.5*
	Lifelong Homes	-	-	42	42	
	Social Rental	65	-	-	65	
Grouville	Cat B	83	25	-	108	
	F-t-b	-	-	-	-	*5.2*
	Lifelong Homes	-	-	20	20	
	Social rental	-	-	-	-	
St. Helier	Cat B	546	602	-	1,148	
	F-t-b	-	14	-	14	*48.3*
	Lifelong Homes	-	-	-	-	
	Social Rental	26	12	(7)	31	
St. John	Cat B	32	8	-	40	
	F-t-b	-	-	-	-	*2.3*
	Lifelong Homes	-	-	17	17	
	Social Rental	-	-	-	-	
St. Lawrence	Cat B	22	14	-	36	
	F-t-b	-	-	12	12	*2.0*
	Lifelong Homes	-	-	-	-	
	Social Rental	-	-	-	-	
St. Martin	Cat B	28	36	-	64	
	F-t-b	-	-	-	-	*2.6*
	Lifelong Homes	-	-	-	-	
	Social Rental	-	-	-	-	
St. Mary	Cat B	8	4	-	12	
	F-t-b	15	-	-	15	*2.0*
	Lifelong Homes	22	-	-	22	
	Social Rental	-	-	-	-	
St. Ouen	Cat B	23	44	-	67	
	F-t-b	-	-	-	-	*2.7*
	Lifelong Homes	-	-	-	-	
	Social Rental	-	-	-	-	
St. Peter	Cat B	72	36	-	108	
	F-t-b	-	-	-	-	*4.9*
	Lifelong Homes	-	-	14	14	
	Social Rental	-	-	-	-	
St. Saviour	Cat B	64	29	-	93	
	F-t-b	-	-	-	-	*11.0*
	Lifelong Homes	-	-	178	178	
	Social Rental	-	1	-	1	
Trinity	Cat B	13	23	-	36	
	F-t-b	-	-	30	30	*3.5*
	Lifelong Homes	-	14	6	20	
	Social Rental	-	-	-	-	
TOTALS	**Cat B**	**955**	**946**	**-**	**1,901**	
	F-t-b	**15**	**40**	**42**	**97**	***100.0***
	Lifelong Homes	**22**	**14**	**337**	**373**	

	Social Rental	**91**	**13**	**(7)**	**97**	
	GRAND TOTAL	**1,083**	**1,013**	**372**	**2,468**	

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 2010. The commitments cover a range of dwelling types and include about 1,500 flats (62%) and about 950 houses (38%). The evidence also suggests that currently in the pipeline, there are significant additional supplies of 1- and 2-bedroom accommodation (80% of which are flats) and very healthy supplies of 3- and 4-bedroom family homes (88% of which are houses).

Table 6: Outstanding Commitments for New Qualified Sector Homes, by Type and Size, at start 2010

Type of Home	**Size of Home**						**Total**
	1-bed	**2-bed**	**3-bed**	**4-bed**	**5-bed+**	**Unspecified**	
Category B Homes with Permission and/or Under Construction							
Flats *1	489	681	73	1	-	5	**1,249**
Houses *2	54	132	273	145	43	5	**652**
Sub-Total	**543**	**813**	**346**	**146**	**43**	**10**	**1,901**
Known Social Rented Commitments (excluding Lifelong Homes)							
Flats *1	44	30	-	-	-	-	**74**
Houses *2	(19)	10	23	8	1	-	**23**
Sub-total	**25**	**40**	**23**	**8**	**1**	**-**	**97**
Known First-time Buyer Commitments							
Flats*1	-	-	-	-	-	-	**-**
Houses*2	-	-	92	5	-	-	**97**
Sub-total	**-**	**-**	**92**	**5**	**-**	**-**	**97**
Known Lifelong Homes Commitments							
Flats*1	2	195	-	-	-	-	**197**
Houses*2	-	176	-	-	-	-	**176**
Sub-Total	**2**	**371**	**-**	**-**	**-**	**-**	**373**
TOTAL	**570**	**1,224**	**461**	**159**	**44**	**10**	**2,468**

**1 includes apartments, studios, bedsits and maisonettes*
**2 includes bungalows and cottages*

Outstanding Commitments for Older Persons' Housing

At the beginning of 2010 there were outstanding commitments for approximately 360 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' Housing @ start 2010

Address	**Number Of Homes**	**Description**
King George V Cottage Homes, St. Helier	**2** **(-4)**	Retirement homes
Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	**1**	Retirement homes
Field 633, Grande Route de St Pierre, St. Peter	**14**	Lifelong Homes
Field 274, La Lourderie, St. Clement	**34** est.	Lifelong Homes
Fields 516, 516A, 517 and 518, St. Saviour	**178** est.	Lifelong Homes
Lesquende, Les Quennevais, St. Brelade	**60** est.	Lifelong Homes
Field 578, Trinity	**6** est.	Lifelong Homes
Fields 818 and part Field 873, Trinity	**14**	Lifelong Homes
Field 148, Rue des Maltieres, Grouville	**20** est.	Lifelong Homes
Fields 561 and 562, St. Mary	**22**	Lifelong Homes

Field 605, St. John	**17** est.	Lifelong Homes
TOTAL	**364**	

5. 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 put in place. Nevertheless, the situation, based on the limited information that is presently available (including the latest Lodging House Inspector's 2009 report) is described in *'An Interim Review of Residential Land Availability'*, Planning and Environment Department, 2010.

6. OTHER POTENTIAL HOUSING SUPPLY

The draft Island Plan identifies a range of supply sources which can potentially generate 2,550 new homes over the five year period 2009-2013. These are set out in Table 8 and comprise 550 Category A and 2,000 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 elsewhere in the built-up area.

Table 8: Supply of Homes provided for in the Draft 2009 Island Plan, 2009-2013.

Supply Source	**Estimated Number of Units**		
	Category A	**Category B**	**Total**
2002 Island Plan Category A housing sites	125	-	125
2002 Island Plan amendment: Lifelong and first-time buyer homes	300	-	300
St. Helier Waterfront	-	600	600
Town of St. Helier regeneration	100	650	750
Windfall developments elsewhere	100	750	850
Housing in Rural Centres (Draft IP Policy H5)	25	-	25
Draft Island Plan Category A Housing Sites	200	-	200
Less outworn sites	(-300)	-	(-300)
Total	**550**	**2,000**	**2,550**

Source: States of Jersey – White Paper – Draft Island Plan, 2009

7. 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 Draft 2009 Island Plan. It can be seen that, in broad terms, the housing completions to-date combined with known outstanding commitments and identified supply sources will more than match the identified total requirements up to the end of 2013. In fact, they will greatly exceed identified total requirements by the order of 700 homes.

Table 9: Comparison between Estimated Requirements for New Homes, 2009 – 2013 *(based on Draft 2009 Island Plan)* ***and Supply***

Housing Requirements and Supply	**Assumed Migration +150 h/hs**
Identified requirements for homes 2009-2013 ***(based primarily on population and household modelling):***	**2,000**
Less Category A completions during 2009: - Lifelong / Retirement Homes (Open Market or Social Rent) - Other Social Rented (purpose-built) - First-time buyer (purpose-built) **Less** Cat.B completions during 2009 *1	 5 17 109 283 **(414)**
Less known outstanding Category A commitments (likely / capable of yielding before end 2013): - Lifelong Homes (Open Market) - Lifelong Homes (Social Rented) - Other Social Rented (purpose built) - First-time Buyer (purpose built) (including Homebuy)	 (169) (204) (97) (97) **(567)**
Less - Category B commitments under construction only; *2	**(946)**
Requirements Less Known Completions and Commitments:	**73**
Less Supply sources identified in Draft 2009 Island Plan and not accounted for above: • Town of St. Helier *3 • Windfall Sites Elsewhere *4 • Rural Centres (Policy H5 – Housing in Rural Areas) • 2009 Island Plan Cat A Housing Sites (or equivalent)	(69) Cat A (578) Cat B (25) Cat A (190) Cat B (25) Cat A (200) Cat A **(1,087)**
Plus estimated units to be lost through the redevelopment of outworn social rented housing estates.	**300**
Projected Remaining Requirements to end 2013	**Provision above target approx. 700**

Notes:
*1. This includes some Category B homes that will have contributed to meeting f-t-b needs.
*2. This takes no account of:
- Cat B consents not commenced at start 2009 but which will complete by end of 2013;
- 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.
*3. The draft Island Plan estimated a potential yield of 100 Category A homes and 650 Category B homes. 103 homes are already accounted for as being under construction at Hotel Rex, the Carlton Hotel and the Laurels Hotel (31 x first-time buyer and 72 x Cat. B)
*4. The estimated yield is for 600 units over the 4 years between 2010 and 2013 @ a conservative 150 homes/annum. 385 units are already accounted for as being under construction outside St. Helier, thus leaving 215 units not accounted for. The draft Island Plan affordable housing policy (e.g. requiring 40% affordable housing) is unlikely to have much impact in the timeframe. However, it is likely that a proportion will contribute to first-time buyer homes (say 25).

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 (750 homes);

- there will be a continuation of a healthy supply of other windfalls arising from private developments elsewhere in the built-up area (600 homes);
- all the sites zoned for Lifelong Homes and First-time Buyer homes in P.75/2008, will come forward for development (300 homes); and
- all the sites proposed for rezoning for Category A housing purposes in the Draft 2009 Island Plan, or their equivalent, will be approved and developed (200 homes).

There have been some difficulties experienced in bringing forward the P.75/2008 sites and at the beginning of June 2010, only two sites had planning permission and only one was underway. However, three more had planning applications pending and only two sites had not been the subject of formal planning applications. At this time, it is considered reasonable to expect that all these sites will yield before the end of 2013 (see Appendix 11).

In contrast, reliance on proposed sites in the draft Island Plan, or their equivalent, does carry a potential risk, because:

- it pre-supposes that the States will agree to rezone the land; and
- there is evidence of lengthy lead-in times experienced in the development of similar sites.

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.

8. KEY ISSUES ARISING

Notwithstanding the relatively healthy overall land availability position, there are a number of housing issues which present challenges for the Island. These issues are 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';
- matching the type and size of homes supplied to identified requirements; and
- planning to meet the future housing needs of a rapidly growing elderly population.

9. 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 that is available, the above report concludes there seems no reason to suspect that the market cannot continue to be successful in meeting estimated requirements in the foreseeable future.

APPENDICES

Appendix 1:

SCHEDULE OF SOCIAL RENTED HOUSING COMPLETIONS, SINCE APPROVAL OF JERSEY ISLAND PLAN 2002

Ref.	**Site**	**Units by Type**					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
Completions 2002							
16774/A/D	Florence Boot Cottages (Phases 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 Champ des Fleurs (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 Headquarters 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. & Redevelopment) (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**
COMPLETIONS 2003							
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**
COMPLETIONS 2004							
20067 PB/2000/1345	Victoria Place, Albert Pier, The Waterfront (Phase 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**
COMPLETIONS 2005							
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.	21		5			**26**

	Helier *Jersey Homes Trust*						
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**
COMPLETIONS 2006							
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 as temp. car park		(16)				**(16)**
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, Grassett Park, St. Saviour			(2)		1	**1** **(2)**
	Sub-total (net)	**82**	**52**	**62**	**9**	**2**	**207**
COMPLETIONS 2007							
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	Le Squez Estate	2					**2**

B/2005/0346	(Day Centre and Flats), St. Clement						**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**
COMPLETIONS 2008							
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, Grasett Park, St. Saviour			2		(-1)	**2 (-1) houses**
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 Garage / St. Helier Garages), (Phase 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 *(Properties empty late 2008)*	(-33)	(-34)	(-3)			**(-70) flats**
	33, 35, 37 & 39, Ann Street and 1 & 2, Clifton Place, St. Helier *(Properties empty late 2008)*		(-4) (-2)				**(-4) flats (-2) houses**
	Sub total (net)	**(-1)**	**(-40)**	**28**		**(-1)**	**(-14)**
COMPLETIONS 2009							
4628 B/2006/1011	Le Marais Estate (low rise) (Phase 2), St. Clement	18	1				**19**
4374 B/2009/0623	1, Victoria Cottage Homes, St. Saviour	(-2)					**(-2)**
	Sub-total (net)	**16**	**1**				**17**
TOTAL COMPLETIONS		**318**	**127**	**220**	**23**	**4**	**692**

Appendix 2:

SCHEDULE OF PURPOSE-BUILT FIRST TIME BUYER HOUSING COMPLETIONS, SINCE APPROVAL OF JERSEY ISLAND PLAN 2002

Ref.	**Site**	**Units by Type**					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
Completions 2002							
6262/S B/2000/!907	L'Abri, (Former Hodge Nurseries), La Grande Route de la Cote, St. Clement			34			**34 houses**
7215	Le Champ des Fleurs, (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**
COMPLETIONS 2003							
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**
COMPLETIONS 2004							
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**
COMPLETIONS 2005							
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**
COMPLETIONS 2006							
4628 B/2004/0302	Le Marais Low Rise (phase 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**
COMPLETIONS 2007							
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**
COMPLETIONS 2008							
14060 B/2005/0506 Tenure swap with 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		**16 houses**
None P/2006/0048	Field 690A, Maufant, St. Martin **(H2 site)**			24			**24 houses**
	Sub-total			**63**	**5**		**68**
COMPLETIONS 2009							
462 B/2006/1011	Le Marais Estate (Low rise) (Phase 2), St. Clement			24	4		**28**
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence **(H2 site)**			17	18		**35**
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence **(H2 site – Homebuy)**			46			**46**
	Sub-total			**87**	**22**		**109**

TOTAL COMPLETIONS	42	126	549	69	-	786

Appendix 3:

SCHEDULE OF SOCIAL RENTED HOUSING PROPERTY SALES ON THE OPEN MARKET, BY TYPE, 2004-2009

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2004							
	101, Don Road, St. Helier			1	1		2 flats
	Sub-total (net)	-	-	1	1		2
2005							
	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
2006							
	La Falaise, La Rue du Flicquet, St. Martin		1				1 house
	Sub-total (net)		1				1
2007							
	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
2008							
	Medina, Seale Street, St. Helier	3					3 flats
	Sub-total	3					3
2009							
	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
TOTAL SALES		18	4	6	3	2	33

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

Appendix 4:

SCHEDULE OF SOCIAL RENTED HOUSING PROPERTY SALES TO SOCIAL RENTED TENANTS (as first-time buyers), BY TYPE, 2007 and 2009.

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2007							
	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	31	4		**40 houses**
	Sub-total		**28**	**45**	**8**		**81**
2008							
	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			**8**	**1**		**9**
2009							
	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**
TOTAL SALES			**28**	**68**	**9**		**105**

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 5:

SCHEDULE OF KNOWN COMPLETIONS DUE FOR SOCIAL RENTED HOUSING, BY TYPE, BY END 2013

Ref.	**Site**	**Units by Type**					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
COMPLETIONS DUE 2010							
2884 P/2007/2849 Permit	Le Squez Estate (bungalows), Le Squez, St. Clement	(-19)					**(-19) bungalows**
4374 P/2006/1345 B/2009/0623 U/C	Victoria Cottage Homes, St. Saviour's Hill, St. Saviour		1				**1 house**
1365 P/2007/1213 Permit	Units 17 & 18, Le Grand Clos, St. Helier			(-2)		1	**(-2) 1 houses**
	Sub-total (net)	**(-19)**	**1**	**(-2)**		**1**	**(-19)**
COMPLETIONS DUE 2011							
4867 P/2008/1677 B/2009/0930 Permit	Clos du Paradis, La Pouquelaye, St. Helier			29 (-24)	1		**30 (-24) houses**
13439 P/2001/2087 B/2003/0592 B/2007/12 Permit+12U/C	Salisbury Crescent, La Rue Le Masurier, St. Helier	24 12u/c		2	7		**24 flats 9 houses**
P/2009/2082 Definite	Field 633, La Grand Route de St Pierre, St. Peter (LIFELONG HOMES)		14				**14 bungalows**
20609 Definite	1-3, Journeaux Street, St. Helier	10					**10 flats**
	Sub-total (net)	**34**	**14**	**7**	**8**		**63**
COMPLETIONS DUE 2012							
2884 P/2009/0780 Permit	Le Squez Estate (Phase 2), Le Squez, St. Clement	27	9 30	18			**27 houses 57 flats**
P.75/2008 7172 P/2009/2388 Planning App. pending	Field 274, La Lourderie, St. Clement (LIFELONG HOMES)		3 13				**3 bungalows 13 flats**
P.75/2008 P/2009/2419 Planning App. pending	Lesquende, Les Quennevais, St. Brelade (LIFELONG HOMES)		36 est.				**36 flats**
P.75/2008 7671 P/2008/2471 B/2009/0304 B/2009/0331 B/2009/0337 U/C	Fields 818 and part Field 873, Trinity (LIFELONG HOMES)		14				**14 bungalows**

P.75/2008 P/2010/0126 Planning App. pending	Field 148, Rue des Maltieres, Grouville (LIFELONG HOMES)		20 est.				**20** **bungalows**
P.75/2008 8053 P/2009/1600 Permit B/2010/0234 pending	Fields 561 and 562, St. Mary (LIFELONG HOMES)		18				**18** **bungalows**
	Sub-total (Net)	**27**	**143**	**18**			**188**
COMPLETIONS DUE 2013							
Definite	Hampshire Gardens - Convert bedsits, Aquila Road, St. Helier	(-39) 22					**(-39)** **22** **flats**
P.75/2008 16840 Prelim. Advice	Fields 516, 516A, 517 and 518, St. Saviour (LIFELONG HOMES)		80 est.				**80** **flats**
P.75/2008 App. not yet submitted	Field 578, Trinity (LIFELONG HOMES)		6 est.				**6** **bungalows**
	Sub-total (Net)	**(-17)**	**86**				**69**
TOTAL COMPLETIONS DUE (net) 2009 to end 2012		**25**	**244**	**23**	**8**	**1**	**301**
Other Known Completions Due 2014 +							
2884 P/2007/2848 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**
	Sub-total (Net)	**(-43)**	**(-79)**	**(-48)**	**(-4)**		**(-164)**

Appendix 6:

SCHEDULE OF KNOWN COMPLETIONS DUE FOR FIRST TIME BUYER HOUSING, BY TYPE, BY END 2013

Ref.	Site	Units by Type					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
COMPLETIONS DUE BY END 2013							
P/2007/0223 B/2007/0654 B/2009/0397 U/C	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 U/C	Fields 190, 191 & 192, La Rue de la Sergente, St. Brelade **(H2 site)** **HOMEBUY**			12			**12 houses**
19304 Prelim. Advice PA/2009/2243 App. due	Field 873, Bel Royal, St. Lawrence **(H2 site)**			7			**7 houses**
19304 Prelim. Advice PA/2009/2243 App. due	Field 873, Bel Royal, St. Lawrence **(H2 site)** **HOMEBUY**			5			**5 houses**
2206 / 1365 B/2009/0038 U/C	Field 1218, Mont-a-l'Abbe, St. Helier **HOMEBUY on 6 units**			14			**14 houses**
(P.75/2008) App. not yet submitted	Field 578, Trinity			30			**30 houses**
(P.75/2008) 8053 P/2009/1600 Permit B/2010/0234	Fields 561 and 562, St. Mary			10	5		**15 houses**
TOTAL COMPLETIONS DUE				**92**	**5**		**97**

Appendix 7:

SCHEDULE OF KNOWN COMPLETIONS DUE FOR OPEN MARKET LIFELONG HOMES, BY TYPE, BY END 2013

Ref.	**Site**	**Units by Type**					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
COMPLETIONS DUE BY END 2013							
8053 P/2009/1600 Permit	Fields 561 and 562, St. Mary **(P.75/2008)**		4				**4 bungalows**
P/2010/0112 Planning App. pending	Field 605, St. John **(P.75/2008)**		17				**17 bungalows**
7172 P/2009/2388 Planning App. pending	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) ***		98				**98 flats**
1270 P/2009/2419 Planning App. pending	Field 91A, Belle Vue, (Lesquende), Les Quennevais, St. Brelade		24				**24 houses**
TOTAL COMPLETIONS DUE		**2**	**167**				**169**

*** Plus possible 75-bed residential care home**

Appendix 8:

SCHEDULE OF KNOWN COMPLETIONS DUE FOR SOCIAL RENTED LIFELONG HOMES, BY TYPE, BY END 2013

Ref.	**Site**	**Units by Type**					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
COMPLETIONS DUE BY END 2013							
11805 App. not yet submitted	Field 578, Trinity **(P.75/2008)**		6				**6 bungalows**
7671 P/2008/2471 B/2009/0304 B/2009/0331 B/2009/0337 U/C	Fields 818 and part Field 873, Trinity **(P.75/2008)**		14				**14 bungalows**
P/2010/0126 Planning App. pending	Field 148, Rue des Maltières, Grouville **(P.75/2008)**		20				**20 bungalows**
8053 P/2009/1600 Permit B/2010/0234 pending	Fields 561 and 562, St. Mary **(P.75/2008)**		18				**18 bungalows**
7172 P/2009/2388 Planning App. pending	Field 274, La Lourderie, St. Clement **(P.75/2008)**		3 13				**3 bungalows** **13 flats**
Prelim. Advice	Fields 516, 516A, 517 and 518, St. Saviour **(P.75/2008)**		80				**80 flats**
1270 P/2009/2419 Planning App. pending	Field 91A, Belle Vue, (Lesquende), Les Quennevais, St. Brelade		36				**36 flats**
P/2009/2082	Field 633, La Grand Route de St Pierre, St. Peter		14				**14 bungalows**
TOTAL COMPLETIONS DUE			**204**				**204**

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

Appendix 9:

SCHEDULE OF PROJECTED SALES OF HOUSING PROPERTY TO FIRST-TIME BUYERS, BY TYPE, BY END 2013

Ref.	**Site**	**Units by Type**					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
2010							
	Up to 25 sales predominantly on the following sites: Grasett Park, St. Saviour Oak Tree Gardens, St. Helier Gorey Village, Grouville Bashfords, St. Saviour 36½, Belmont Road, St. Helier Les Cinq Chenes, St. Saviour Clos de Roncier, St. Clement						**25**
2011							
	Up to 30 sales predominantly on the following sites: Grasett Park, St. Saviour Oak Tree Gardens, St. Helier Gorey Village, Grouville Bashfords, St. Saviour 36½, Belmont Road, St. Helier Les Cinq Chenes, St. Saviour Clos Du Roncier, St. Clement						**30**
2012							
	Up to 40 sales predominantly on the following sites: Grasett Park, St. Saviour Oak Tree Gardens, St. Helier Gorey Village, Grouville Bashfords, St. Saviour Les Cinq Chenes, St. Saviour Clos Du Roncier, St. Clement						**40**
TOTAL SALES DUE							**95**

Appendix 10:

SCHEDULE OF PROJECTED SALES OF HOUSING SOCIAL RENTED PROPERTY ON THE OPEN MARKET, BY TYPE, BY END 2013

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2010							
	La Grande Maison 2 & 3, Le Grand Cotil, St. Martin		1	1			**2**
	30, Clos Des Sables, St. Brelade			1			**1**
	Britannia House, La Rue de la Mare des Pres, St. John		1	1	1		**3**
	St. Lawrence Arsenal, La Grande Route de St Laurens, St. Lawrence	4 flats		1			**5**
	Archirondel Cottage, La Route de la Cote, St. Martin		1				**1**
	Belleville, La Rue Du Crocquet, St. Brelade					1	**1**
	97, Don Road, St. Helier				1		**1**
	Modena, Clarence Road, St. Helier		1				**1**
	8, Belmont Road, St. Helier					1	**1**
	La Grande Maison Cottages 1&2, Le Grand Cotil, St. Martin		2				**2**
	Sub-total	**4**	**6**	**4**	**2**	**2**	**18**
2011							
	Britannia House, La Rue de la Mare des Pres, St. John		1	1			**2**
	Sub-total		**1**	**1**			**2**
TOTAL SALES DUE		**4**	**7**	**5**	**2**	**2**	**20**

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

Appendix 11:

STATUS OF ZONED CATEGORY A SITES (@ 10th June 2010)

REMAINING H2 SITES APPROVED AS PART OF THE 2002 ISLAND PLAN

On 11 July 2002, the States of Jersey approved the 2002 Island Plan which rezoned 11 sites throughout the Island for Category A housing. Out of those eleven sites, only the following two sites remain to be developed.

H2 (8) Field 190 – 192, La Rue Sergente, St Brelade *(indicative yield: 27 homes)*

A planning application (P/2007/0223) was received from a private developer on 26 January 2007 for 26 homes. The application was approved on 11th February 2008, subject to a planning obligation agreement being entered into, which is in the process of being drawn up.

A building application (B/2007/0654) was submitted for 27 homes on 28th January 2007 and approved on 19th December 2008. A revised building application (B/2009/0397) for 26 homes was submitted on 1st May 2009 and approved on 3rd December 2009. Work started on some preliminary site works on 2nd July 2009.

The developers are looking to start construction work this summer and estimates that the development will take 15-18 months to complete. They are currently envisaging completion around the end of 2011. Delays to-date are largely put 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.

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.

Recent discussions and correspondence have taken place with the landowner’s architect, who is currently investigating the feasibility of developing the site. The architect wrote in to the Planning Department at the end of November 2009 seeking preliminary advice for an initial scheme of 12 dwellings (PA/2009/2243) and a response was provided on 16th March 2010. A planning application has yet to be submitted.

Delays to-date have largely been down to the unwillingness of the former land owner to see the site developed. However, the land has recently been inherited and active attempts are now being made to progress the development.

P.75/2008 SITES APPROVED BY THE STATES OF JERSEY IN 2008

On 16 July 2008, the States of Jersey approved Projet 75/2008, which rezoned 8 sites throughout the Island for Category A housing.

On 25 February 2009, the Minister approved the Planning Briefs and interested parties were invited to submit applications.

The planning department has held discussions on all of the sites, which are being progressed and are at different stages of advancement.

Fields 818 and part of Field 873, Trinity *(indicative yield: 12 x Social Rented Lifelong Homes)*
A planning application (P/2008/2471) was received from the Parish of Trinity on 25 November 2008 for 14 lifelong dwellings. The application was approved on 18 February 2009.

Three building applications for the 14 units (B/2009/0304, B/2009/0331 and B/2009/0337) were subsequently approved on 3rd July 2009. Work started on-site on 14th October 2009.

Land north east of Maison St. Brelade *(indicative yield: extension to form 8 units of accommodation)*
A planning application was received from the Parish of St Brelade (P/2008/2065) on 19 September 2008 for a 21 bedroom extension to Maison St Brelade. The application was approved on 18 February 2009. The building consent (B/2009/1208) followed on 3rd February 2010.

The project is currently out to tender. The scheme will then need to be costed out, so the Parish can consider how best to fund the development before taking it to a Parish Assembly. It is hoped that the project will commence early next year and it looks likely that there will be a series of phased stages over the next 4 or 5 years.

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)*
A planning application was received from a private developer (P/2009/1600) on 21 August 2009 for 33 dwellings, providing a mix of first-time buyer, open market lifelong dwellings for the over-55s and lifelong dwellings for social rent. The application was approved, subject to a planning obligation being entered into, on 12th November 2009.

A building application for 33 dwellings (B/2010/0234) was submitted on 12th February 2010 and the decision is still pending.

The developer envisages starting as soon as building consent is granted. It is estimated that the project, from commencement, will take 15 to 18 months to complete. The developer has alluded to a certain amount of delay whilst efforts were made to resolve drainage issues at the site.

Field 274, La Lourderie, St. Clement (*indicative yield: 34 Lifelong homes)*
Access to the site is dependent on the developer acquiring the property 'Highworth'.

Following the issue of the development brief in February 2009, an initial design meeting took place on 12 June 2009 between the developers architect and the planning officer to provide a mix of approximately 34 lifelong dwellings for older people (over 55). An application for preliminary planning advice was received from a private developer on 18 August 2009 and a response provided on 12 October 2009.

More recently, a planning application for 42 homes (P/2009/2388) was received from a private developer on 23 December 2009 and is currently pending.

Field 605, St. John (*indicative yield: 16 Lifelong homes)*
A planning application (P/2010/0112) was received from a private developer on 1 February 2010 for 17 open market lifelong dwellings for older people (over 55) and is currently pending.

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. The developer remains keen to progress the scheme at the earliest opportunity. As soon as he gets planning permission, he will make an application for building consent. It is anticipated that, following commencement, the scheme will take 15 months to complete.

Field 148, Rue des Maltières, Grouville (*indicative yield: 20 Lifelong homes)*

A planning application (P/2010/0126) was received from a private developer on 1 February 2010 for 20 social rent lifelong dwellings for the Parish of Grouville. Amended plans have since been received and a decision is currently pending.

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).

The developer is keen to progress the scheme and will apply for building consent as soon as he get planning permission. It is anticipated that, following commencement, the scheme will take 15 months to complete.

Fields 516, 516A, 517 and 518, St. Saviour (*indicative yield: 98 open market Lifelong homes and 80 social rented Lifelong homes)*

Discussions took place with the former owner / developer for several years, to develop a mixed tenure retirement village, initially consisting of approximately 98 no. open market and 80 no. social rent lifelong dwellings (for people over 55). In that time 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.

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. A public car park to relieve potential on-street parking in Chasse Brunet and amenity open space were also be provided as part of the development.

In July 2009, the Minister for Planning and Environment introduced a requirement for Environmental Impact Assessments to be carried out on large residential schemes and because of the size of this development an EIA was been requested.

Following the release of the planning briefs in February 2009, the former owner/developer and his architect held a series of meetings with planning officers to resolve identified design issues. It had been expected that a planning application would follow, but, in view of the financing difficulties arising from the ‘Credit Crunch’, the former owner/developer decided to make significant changes to the “style” of the development.

More recently, it is understood that the land has been sold on to another developer. No application has yet been submitted.

Field 578, Trinity (*indicative yield: 36 homes - a mix of f-t-b and social rented Lifelong homes)*

It is anticipated that this site could accommodate approximately 30 no. first-time buyer and 6 no. one-bedroom lifelong dwellings.

An application has yet to be submitted. However, the Parish has had initial discussions with the Housing Department to discuss the way forward regarding the financing of the scheme and the purchasing of the proposed properties. The Constable considers that there may merit a review of the housing mix for the site, but remains hopeful that the development will be completed in the first five year period of the draft Island Plan.

OTHER RECENT CATEGORY A PROPOSALS

Le Squez Estate Redevelopment (Phase 2)

A planning application was received from the Minister for Housing (P/2009/0780) on 8 April 2009 for redevelopment to provide 76 Category A dwellings. The application was approved 9 July 2009.

Uplands Hotel (Field 1218)

Planning permission was granted (P/2006/2648) for 14 homes on 15th January 2009, to comprise 8 first-time buyer homes and 6 Jersey Homebuy homes. A building application (B/2009/0038) was subsequently approved on 4th February 2009 and work started on-site on 17th November 2009.

An additional planning application was received from a private developer (P/2009/1092) for the northern part of the Field on 29 May 2009 for a Category A housing development for 10 dwellings, providing 5 first time buyer and 5 Jersey Homebuy dwellings. This is currently pending.

Field 91A Belle Vue,

A planning application was received from Jersey Property Holdings (P/2009/2419) on 31 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

In November 2009, the Parish of St. Peter submitted a planning application (P/2009/2082) for 14 social rented lifelong retirement homes and 1 warden’s unit. The Minister was minded to approve the application, but the permit was held back for a States debate. In June 2010, the States endorsed the Minister’s intentions to grant permission and a permit was issued on 1oth June 2010.

Appendix B

Social Housing Demand (June 2010)

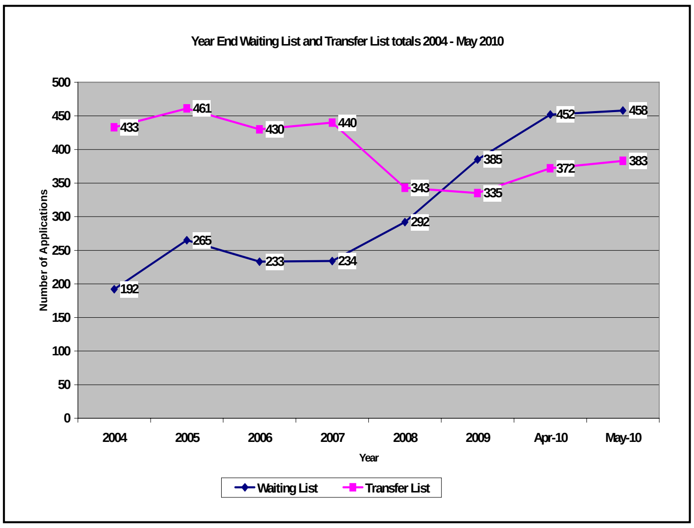
Social Housing Demand (June 2010)

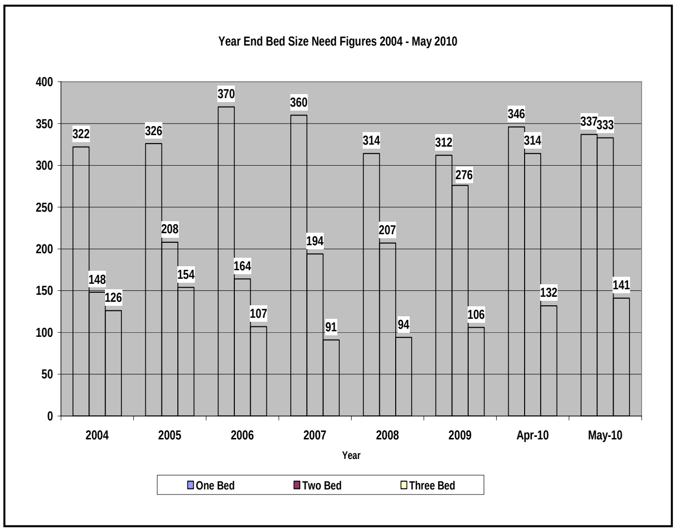
Housing Departments' waiting list figures

The Housing Department's current waiting list figures form only part of the story about the need for affordable housing.

The numbers of people on the Departments waiting list should be regarded as very much the minimum number of those in need. They are of course all real people, in need, who have been visited by Housing Officers and assessed in accordance with the Departments current allocations criteria.

Analysis of the waiting list figures shows that there has been a steady upward trend from 2007 to 2010 which demonstrates a growing need for social housing. The latest figures (May 2010) show a total of **458 new applicants waiting for social housing.** A further **383 are existing tenants on the transfer** list needing to either downsize or move to larger or more suitable accommodation.





There are other social housing providers who have their own waiting lists and registers such as Housing Trusts, Parishes and Charities. As applicants can apply to as many social housing landlords as they wish, it is unclear where there is duplication (people on more then one waiting list for social housing). Achieving greater clarity requires the development of the Affordable Housing Gateway, ensuring that it is used for all Category A accommodation is probably best achieved through planning obligations.

Income Support indicators

Another indicator of the need for social housing is Income Support. Data from the Social Security Department indicates that there are **1,684 people renting in the private sector and claiming the housing component of Income Support**. It is likely that a sizeable proportion (assume 50%) of these people would be eligible for social housing were it available.

Of those there are currently **517 of them who are paying rent which exceeds the Income Support limit** (or fair rent level).

Income Support Figures	**Rent less than limit of Income Support**	**Rent more than limit of Income Support**
Private rent	1,195	517
States Housing	2,838	0

This indicates that those 517 recipients, at least, may benefit from some form of social housing as they are unable to be fully assisted through income support in their private sector accommodation, given the notably higher rents.

Problems caused by the lack of supply

It is likely that the current lack of supply and progress on those sites already zoned will halt or at the very least slow down the Housing Departments' refurbishment programme. These projects need tenants to be decanted into alternative homes and the lack of progress must be a major concern. This problem is likely to affect La Collette Flats redevelopment, Hampshire Gardens redevelopment, De Quetteville Court, Caesarea Court and Convent Court. The detailed waiting list figures supplied regularly, demonstrate that there is significant blocking of family sized accommodation by those needing to downsize into life-long homes.

Best estimate of current social housing need

1,300 UNITS – Predominantly life long homes

(50% of those on IS in Private Rented Accommodation + Housing Department Waiting List)