

Housing Policy Development Board



Minutes of the Housing Policy Development Board Meeting 7 – Wednesday 18th December, 10am to 1pm

The meeting was attended by the following members –

Michael De La Haye, Independent Chair (the “Chair”)
Senator Sam Mézec, Minister for Children and Housing
Deputy John Young, Minister for the Environment
Deputy Kevin Lewis, Minister for Infrastructure
Deputy Carina Alves
Deputy Gregory Guida, Assistant Minister for the Environment
John Le Bailly, Connétable of St. Mary
John Scally, Independent Lay Member

In attendance –

Ian Gallichan, Chief Executive Officer, Andium Homes
Lindsay Wood, Head of Finance, Andium Homes
Lee Henry, Managing Director, Jersey Development Company
Tim Daniels, Interim Director Estate and Asset Management, Jersey Property Holdings
Andrew Scate, Group Director – Regulation, Growth, Housing and Environment
Sue Duhamel, Policy Director, Strategic Policy, Planning and Performance
Jim Shilliday, Head of Shareholder Relations, Treasury and Exchequer
Richard Jouault, Deputy Director, Social Policy, Strategic Policy, Planning and Performance
Ralph Buchholz, Principal Planner, Strategic Policy, Planning and Performance
Ben Sandeman, Policy Principal, Strategic Policy, Planning and Performance
Jack Norris, Policy Principal, Strategic Policy, Planning and Performance
Matt McCormack Evans, Principal Consultant, Altair Ltd.
Sarah-Joy Lewis, Principal Consultant, Altair Ltd.

Apologies had been received from –

Deputy Lindsay Ash, Assistant Minister for Treasury and Resources

1. Welcome and introduction

1.1. The Chair welcomed everyone to the seventh meeting of the Housing Policy Development Board. In particular, the Chair extended a welcome to I. Gallichan and L. Wood, Andium Homes., L. Henry, Jersey Development Company, and T. Daniels, Jersey Property Holdings, who had been invited to the meeting to discuss the Board’s proposals and their role, as partner agencies, in the delivery of the potential policy interventions.

2. Minutes of the last meeting 15th October 2019

2.1. The Board approved the minutes of the meeting held on 15th October 2019 and resolved that the Chair sign the minutes on behalf of the Board.

3. Matters arising from the minutes of the last meeting

3.1. The Chair noted that the housing trusts were important partner agencies in relation to the delivery of the policy packages that could be implemented to address challenges in Jersey's housing market. The view was supported by J. Scally who emphasised that the housing trusts would have a key role to play in the delivery of new housing so needed to be engaged with the work of the Board and the potential policy interventions.

Action: it was agreed that a meeting would be arranged between the Board and the Housing Trusts to inform them of the work of the Board.

4. Policy packages to address challenges in Jersey's housing market

4.1. The Board received a paper, prepared by Altair, which set out a potential policy package that could be implemented to address challenges in Jersey's housing market. The Board noted that the policy package had been developed based on the selected interventions that it had agreed at a workshop held in October 2019. The Board was asked to review the policy package and:

- (a) Consider whether the package reflected the position agreed at the workshop.
- (b) Consider the impact and acceptability of the package.
- (c) Agree any changes that should be made to the package ahead of the timeline for reporting to the Chief Minister in early 2020.

4.2. It was explained that the proposed package of policy measures provided a system of interventions that, taken together, had the potential to improve the supply, affordability, access to, and standard of housing in line with the objectives of the Board. It was noted that the policy package focused on three principal areas:

- (a) 'Enabler' policy measures – strategic, financial and planning policies that promoted the supply of new housing.
- (b) 'Delivery' policy measures – the role of delivery agents in the supply of new homes across a range of housing needs and housing market segments.
- (c) Targeted interventions that improved the responsiveness of the rental market to housing need, including the affordability and standards of rented accommodation.

4.3. In discussing the potential policy measures, the Chair highlighted that the Board was being asked to approve a comprehensive package of interventions. It was, therefore, important that the Board fully understood the anticipated benefits of the policy measures, the challenges and risks associated with the implementation of the measures, and their feasibility and acceptability.

4.4. The Minister for Environment stressed that the Board had been established to make 'bold' proposals to address challenges in the housing market. It was, therefore, important that the Board put forward a broad package of measures for consideration that could be subject to further consultation in the future through processes such as the draft Island Plan review process.

4.5. The Board noted that new housing supply was a key feature of the proposed package of measures, and the anticipated housing supply requirements that the Board recommended would be fed into the 2021-2030 Island Plan. There was consideration of the numbers of new homes that would need

to be delivered by private developers and by government agencies, in addition to the tenure of the proposed new housing supply. In considering the role of government intervention in the supply of new homes, the Board emphasised the importance of the strategic alignment of housing delivery and the need for government to work with Andium Homes, the Jersey Development Company, the housing trusts and Jersey Property Holdings to deliver new housing.

4.6. The Board, moreover, considered the anticipated funding requirements that would be required to deliver proposed new Government-led housing supply, and the mechanisms that existed to enable that funding. In this context, the Board discussed the financial model for the delivery of affordable housing and the effect that any potential changes to the Government’s 90% rent policy might have on the ability for Andium Homes and the housing trusts to deliver new housing. It was agreed that Andium Homes would liaise with Altair to explore potential funding models.

4.7. The Board further noted that the proposed package of policy interventions included measures to enhance the standard and affordability of rented accommodation, including social housing and the private rented sector.

5. Any other business

5.1. The Chair observed that the Board had not had the opportunity to consider three other items that had been tabled for the meeting – a policy paper on Island Plan policies; a policy paper on assisted home ownership products; and a briefing paper on the impact of restrictions on access to housing. The Board resolved to consider the items at the next meeting.

5.2. The Board was informed by J. Norris that a review of homelessness in Jersey was underway and a homelessness strategy would be published in early 2020. It was agreed that the Board would meet with the Chair of the Homelessness Strategic Board to discuss the emerging findings of the review.

5.3. The Board noted it would be the last meeting that S.J. Lewis, Altair, would be attending. The Board extended its gratitude to Ms Lewis for her work and wished her well in the new role that she would be taking on.

5.4. There being no further business, the Chair declared the meeting closed.

6. Date of next meeting

6.1. The Board agreed that it would meet next on Tuesday 28th January 2020.

Signed:
Chair

Date:

Minutes agreed for publication –

Signed:
Chair

Date: