

Housing Policy Development Board



Minutes of the Housing Policy Development Board Meeting 6 – Tuesday 15th October, 10am to 1pm

The meeting was attended by the following members –

Michael De La Haye, Independent Chair
Senator Sam Mézec, Minister for Children and Housing
Deputy John Young, Minister for the Environment
Deputy Lindsay Ash, Assistant Minister for Treasury and Resources
Deputy Gregory Guida, Assistant Minister for the Environment
John Le Bailly, Connétable of St. Mary
John Scally, Independent Lay Member

In attendance –

Andrew Scate, Group Director – Regulation, Growth, Housing and Environment
Sue Duhamel, Policy Director, Strategic Policy, Planning and Performance
Simon Hayward, Director of Treasury and Investment Management, Treasury and Exchequer
Richard Jouault, Deputy Director, Social Policy, Strategic Policy, Planning and Performance
Ralph Buchholz, Principal Planner, 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 Kevin Lewis, Minister for Infrastructure
Deputy Carina Alves

1. Minutes of the last meeting 19th September 2019

1.1. The Board agreed the minutes of the meeting held on 19th September 2019.

2. Matters arising from the minutes of the last meeting

2.1. There were no matters arising from the minutes of the last meeting.

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

3.1. The Board received a paper, prepared by Altair, which set out potential policy packages that could be implemented to address challenges in Jersey's housing market. The Board noted that the policy packages had been developed based on the high-level policy options it had agreed to take forward at its previous meeting. Four potential policy packages were presented to the Board. They were –

- government-led delivery

- regulated market delivery
- tenure comparability
- effective use of existing housing stock.

3.2. The Board noted that each of the policy packages could be classified based on the extent to which they would require a market or government-led approach to address challenges in Jersey's housing market. Alongside each policy package an illustration had been provided that set out the long-term effect that the policy interventions could have on Jersey's housing market. It was, moreover, noted that each policy package focused upon issues of housing supply, affordability, standards and access, which the Board had been tasked with examining as part of its terms of reference.

3.3. It was explained to the Board that – while it would be possible to implement all four policy packages together – there was a risk that simultaneously implementing different policy packages would lead to a less effective and coherent policy framework. It was, as a result, recommended that the Board should adopt a focused approach to the policy interventions it agreed to take forward.

3.4. Having considered each policy package in turn, the Board indicated its support for adopting several different policy interventions in conjunction with each other. The Board observed there were 'core' interventions in each policy package that would not work well if implemented together, but there were also 'ancillary' policy interventions that could be grouped together to work with other policy packages.

3.5. Having regard to the above, the Board agreed that it would support government-led delivery, which enhanced the delivery of affordable housing through government-owned agencies, but which was supported by regulated market delivery such as land rezoning through the Island Plan. Moreover, the Board broadly supported consideration of measures that could improve the security of tenure that was afforded to tenants in the rented sector.

3.6. The Independent Lay Member, J. Scally, expressed concern that the policy packages did not refer specifically to the non-qualified accommodation and the challenges that households who lived in this sector of the housing market experienced. It was explained by Altair that the policy packages did not directly address the concern about residential status and controls over access to housing, but the policy packages could be implemented should changes to the island's system of residential qualifications be proposed at some point in the future. It was suggested that the Board might raise this matter with the Migration Policy Development Board.

3.7. The Board thanked Altair for its work in preparing the policy packages. The Board agreed to consider the policy packages in more detail at a forthcoming workshop, at which it would prioritise the policy packages it wished to take forward and recommend for incorporation into the draft Island Plan and other relevant strategies.

4. Any other business

4.1. The Board noted that a workshop would take place on Tuesday 29th October to consider the policy packages that it wished to prioritise and develop in more detail. The Board reiterated that it would be important for the views of partner agencies – who had a potential role in the delivery of the policy options – to be gauged on the draft proposals at the earliest opportunity.

4.2. The Board agreed that the Chair should therefore invite the Chief Executive of Andium Homes, the Chief Executive of the States of Jersey Development Company, and the Director of Estate and Asset Management, Jersey Property Holdings, to attend part of the workshop.

5. Date of next meeting

5.1. The Board noted that it would meet next on Monday 25th November 2019.

Signed:
Chair

Date:

Minutes agreed for publication –

Signed:
Chair

Date: