

Publicly owned sites for housing

November 2021



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Introduction

In the [Creating better Homes Action Plan](#) I made a commitment to publish a list of Government owned land which could be used for the provision of housing. This document fulfils that commitment and will be updated periodically as more progress is made.

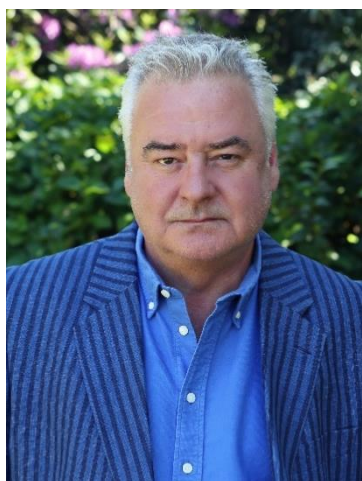
I will continue to work with my Ministerial colleagues, particularly the Minister for Infrastructure and the Minister for the Environment, and others on the Housing Political Oversight Group, to bring forward publicly owned sites that can be identified as surplus to Government needs, for future housing development.

These sites will be subject, of course, to all due statutory processes, community consultation and planning procedures; to enable the delivery of new, modern, sustainable housing for Jersey. It is also important to ensure that the sites have a mix of housing, with quality designs, good layout, and street scape, which together will create a sense of place to maintain and support the development of strong local communities. This is significant for the provision of new affordable housing, both now and in the future.

The sites listed in this document are in addition to other significant opportunity sites already identified for development by the Government's arms-length partners, including the States of Jersey Development Company schemes on the Waterfront, and Ports of Jersey's emerging plans for the regeneration of St Helier harbour.

It is vital for Government to help to facilitate supply, and to secure the right mix of types, tenures, and suitable locations for the new homes that Jersey needs.

Through the Strategic Housing Partnership, I will continue to work in partnership with housing providers, and others, to help secure access to good homes and obtain a balanced housing supply, suitable for our Island's communities.



Deputy Russell Labey

Minister for Housing and Communities

A handwritten signature in black ink, appearing to read 'Russell'.

Context

Access to land, in the medium to long-term, was identified by the Housing Policy Development Board as a barrier to the development of homes in Jersey:

The most significant barrier currently facing housing delivery in Jersey is land supply, and its impact on land cost. Land costs, coupled with build costs similar to other jurisdictions with similarly high house prices (such as London and the South East of England), are key drivers of the high cost of housing in Jersey.

Accordingly, [Creating better homes – an action plan for Housing in Jersey](#) commits to publish a long-term plan of Government owned land release for housing by the end of 2021 .

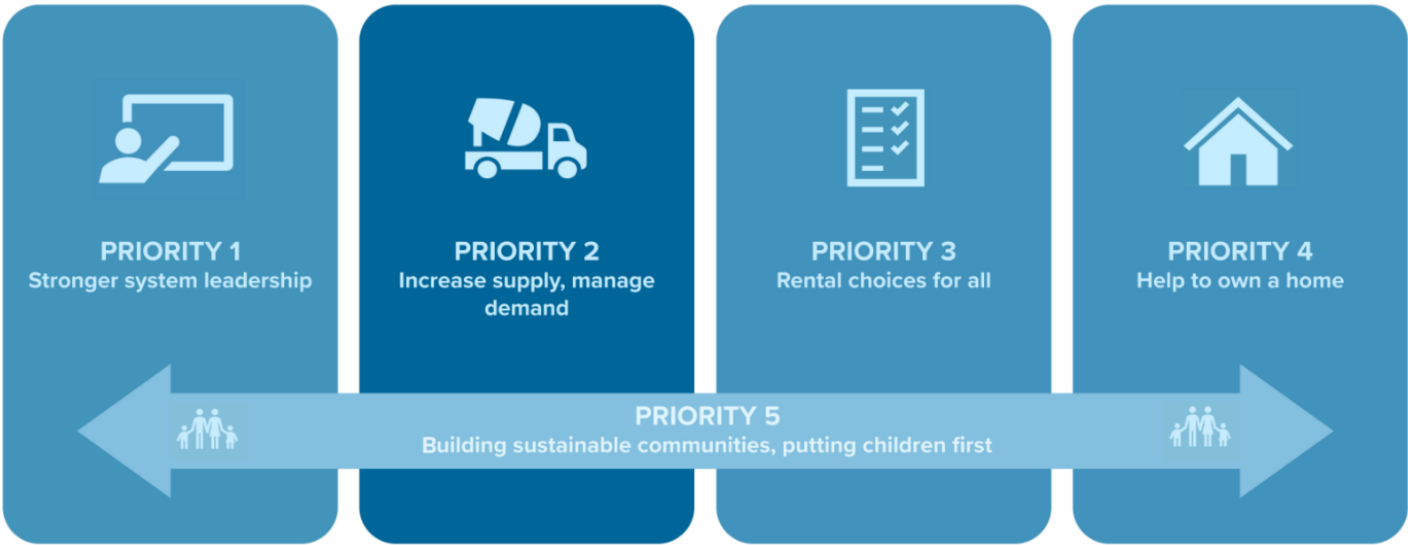


Figure 1: Five priorities for taking action to create better homes

The use of this land is key to meeting the need for affordable housing and is also a clear objective of the [Island Public Estates Strategy](#), where a number of these strategically important sites have the potential to contribute to the delivery of affordable homes.

Similarly, the [draft Bridging Island Plan](#) recognises the importance of using Government owned sites to develop affordable homes.

Sites allocated for housing

The proposed housing sites, subject to all necessary planning, community engagement and governance arrangements, could be made available for delivery in line with the schedule below.

Site	Available from	Anticipated completion date	Potential yield (units)
Summerland (already allocated)	Under construction by Andium Homes	2022	82
Ann Court (already allocated)	Under construction by Andium Homes	2023	165
South Hill (already allocated)	2021 (allocated to States of Jersey Development Company)	2024	150
The Limes	2021 (allocated to Andium Homes)	2024	144
Westaway Court	2022	TBC - when scheme comes forward	75
Valley Close and Marina Court	2022	TBC - when scheme comes forward	50
St Saviour's Hospital	2023	TBC - when scheme comes forward	200
Philip Le Feuvre House & Huguenot House	2024	TBC - when scheme comes forward	75
Old Les Quennevais school	2026	TBC - when scheme comes forward	100

Figure 2: Government owned sites delivery schedule



Summerland

Currently under construction | Completion in 2022 | 82 homes



Ann Court

Currently under construction | Completion in 2023 | 165 homes



South Hill

Available from 2021 | Completion in 2024 | Potential for 150 homes



The Limes

Available from 2021 | Completion in 2024 | Potential for 144 homes



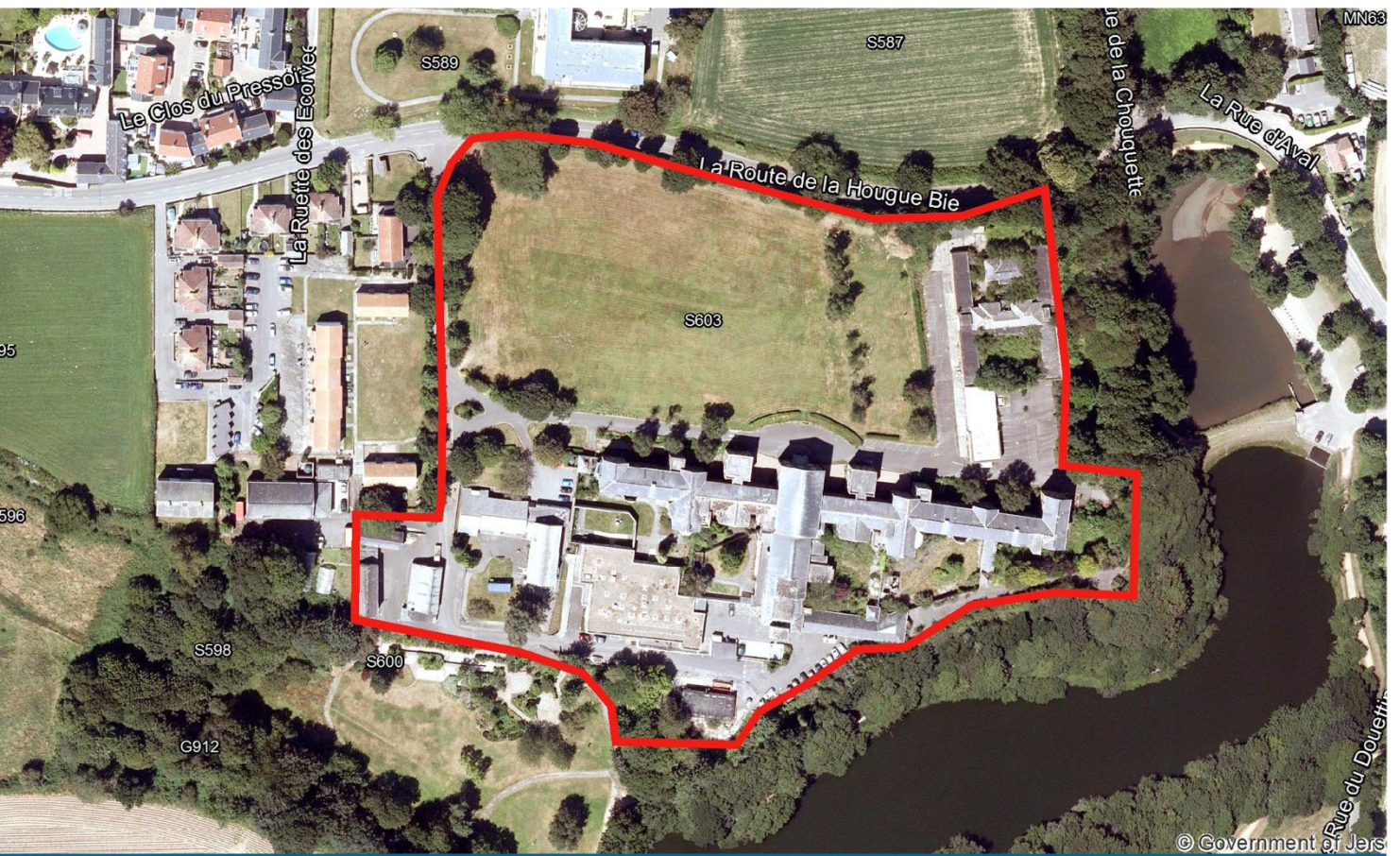
Westaway Court

Available from 2022 | Potential for 75 homes



Valley Close and Marina Court

Available from 2022 | Potential for 50 homes



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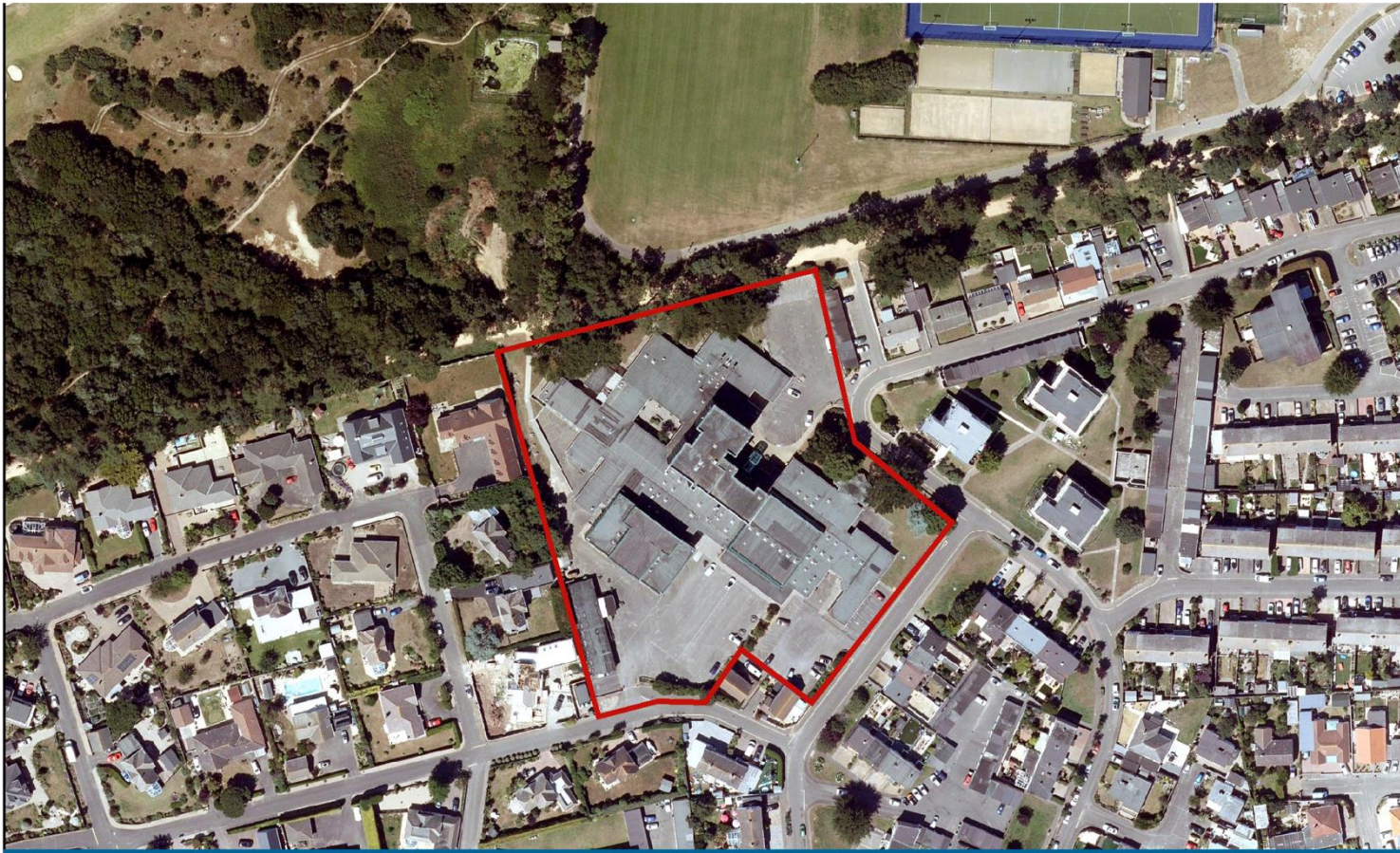
St Saviour's Hospital

Available from 2023 | Potential for 200 homes



Philip le Fuvre House and Huguenot House

Available from 2024 | Potential for 75 homes



Old Les Quennevais School

Available from 2026 | Potential for 100 homes