Residential land availability

at January 2013

Preface

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

It is the intention to provide regular monitoring reports on housing land availability and the performance of related planning policies over the Plan period of the 2011 Island Plan.

Policy and Projects Team, Department of the Environment
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1. Introduction

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

The information provided here describes the situation at the start of 2013 and is the latest in a series of monitoring reports on residential land availability and the performance of related planning policies.

One of the main advantages of keeping the housing situation under close scrutiny is that it allows timely and appropriate responses to be made to any previously unseen changes in circumstances.

This report is written in the light of:

- A re-estimation of housing requirements for the remainder of the Island Plan period, by the States of Jersey Statistics Unit, based on population and household modelling using the 2011 Census figures and on the findings of the 2012 Housing Needs Survey;
- The States Strategic Plan priority objective to ensure that all Island residents are adequately housed;
- The Council of Ministers' recently restated aims to boost the supply of affordable homes for social rental and purchase;
- The recent decision of the Minister for Planning and Environment not to pursue Island Plan Policy H3, which required applications for new private residential developments over a certain size to allocate a proportion of homes for affordable social rental or purchase;
- The Council of Ministers' decision to bring forward for rezoning sites set aside in Policy H1 of the 2011 Island Plan as a potential alternative means of meeting identified needs for affordable homes; and
- The Minister for Planning and Environment's current proposed revisions to the Housing Chapter of the 2011 Island Plan, to address the above points.

2. Summary of findings

In February 2013, the Council of Ministers requested the Minister for Planning and Environment to identify sites with the potential for re-zoning to facilitate the short-term supply of affordable homes. The request has been addressed as part of the current proposed revisions to the 2011 Island Plan, which were drafted for consultation purposes in July 2013. These events have informed the findings of this report.

The evidence available on housing supply suggests that the Island will be in a good position to meet identified overall demand for new homes during the next five years. This is based on the assumption that certain private sites will be brought forward for rezoning to provide Category A affordable homes (see Section 12).

Current outstanding housing commitments and other sources of housing supply identified in proposed revisions to the Housing Chapter of the Island Plan (including proposals for rezoning), should be sufficient to meet identified requirements for Category B market housing and could exceed requirements for Category A affordable homes over the next five years (at about 2,250) by the order of some 280 homes, providing a buffer of about 12%. UK planning guidance[1] suggests local planning authorities should aim to provide a buffer of between 5-20% in their five year housing land supply, so Jersey's position is considered to be reasonable in comparison.

The Category B predictions rely on fairly conservative estimates of potential supply from private windfall developments in the town of St. Helier and elsewhere in the built-up area.

In terms of the anticipated provision of Category A homes over the next five years, it is considered that there is a supply of over 980 dwellings, set against an estimated demand, between 2013 and 2017, of 700 homes, providing a potential buffer of around 40%.

In addition to the sites which are being proposed for rezoning in the 2011 Island Plan interim review (i.e. with a potential yield of approximately 190 affordable homes by the end of 2017 out of 290 in total to the end of the Plan period in 2020), the anticipated supply of Category A homes relies heavily on assumed yields from:

- the timely redevelopment of various States owned housing sites (approx. 390 homes, excluding the Summerland Factory and Ambulance Station HQ sites); and
- the development of outstanding sites already zoned for Lifelong Homes and First-time Buyer homes (approx. 296 homes, including 126 open market lifelong homes).

It is also relevant to note that this supply includes the provision of over 125 open market Lifelong homes for the over-55s. Under the proposed change to the definition of Category A housing, set out in the interim review of the 2011 Island Plan, these homes would not be included as contributing to the supply of Category A affordable homes as they are unlikely to 'truly affordable', based on the proposed new definition (i.e. accessible to people on or below the median income).

The scale of any potential buffer of supply of Category A affordable homes is thus considered to be more realistically assessed at just over 20%, relative to estimated demand over this five year period.

This supply of Category A homes is also predicated on the approval of those sites proposed for rezoning to meet the need for Category A affordable homes

[1] National Planning Practice Guidance: see http://planningguidance.planningportal.gov.uk/

in the 2011 Island Plan interim review: this is, of course, not certain. In order to deliver, these sites must first go through the formal Island Plan Review process, including public consultation and an Examination in Public, before obtaining States approval and the necessary planning permission.

Given the chronic need for affordable homes in Jersey, the buffer in the provision of Category A homes relative to anticipated demand should be welcomed on the basis that:

- it would help to provide affordable homes for those least able to secure adequate housing for themselves (e.g. social rented accommodation and affordable homes for purchase) sooner rather than later;
- it would provide an element of flexibility to allow for loss of certain assumed supply sources, lesser yields than anticipated and time slippage on various development sites.
- any 'surplus' land availability can, be rolled forward to meet identified needs in the years following 2017.

Despite the findings of this review and the apparent generally favourable land availability situation at the start of 2013, there can be no room for complacency. The findings are based on various assumptions about potential supply, which can not all be guaranteed at this time. There are also some significant challenges facing the Island in relation to the continuing difficult economic circumstances and the ongoing problems affecting the local housing market and the development industry, which will require on-going consideration and continued scrutiny (see Section 13).

The five year land supply situation for Category A homes could be improved still further, if the development of the Summerland and Ambulance Station sites could be brought forward earlier, as a consequence of the recent decision to approve relocation of the Police Station HQ to Green Street. Conversely, however, the situation could be significantly less favourable, if the States decide against the proposed rezoning of land for Category A affordable homes and/or open market over 55's Lifelong homes are no longer counted as meeting Category A needs.

3. Defining Category A and Category B homes

The terms Category A and Category B homes are used throughout this report. They have been in common usage in the Jersey planning and housing sectors since they were first introduced in the 1987 Island Plan to distinguish between 'need' (Category A) and 'demand' (Category B) housing requirements.

Historically, Category A housing has included: social rented homes (provided by the States, a Parish or a housing trust); purpose-built homes for first-time buyers; and, more recently, 'lifelong homes' for over 55's (social rented and open market); and affordable intermediate housing (i.e. former Jersey Homebuy homes or their equivalent). Category B has included private sector demand housing (or ‘market housing’) and has effectively been used to address all other housing not included in the Category A definition.

Current proposals to amend the Housing Chapter in the Island Plan, now seek to redefine Category A and B housing to reflect the aims of the 2012 Strategic Plan, which most notably looks to ensure that homes in the Island are made more affordable and that affordable housing is targeted at those who need the support.

The proposed new definitions of Category A ‘Affordable Housing’ and Category B ‘Market Housing’ are based on the legal definition in article 4(4) of the 2002 Planning and Building (Jersey) Law and are set below, for ease of reference:

CATEGORY A – AFFORDABLE HOUSING
Includes: ***Homes for social rent and purchase*** – provided to specified eligible households whose needs are not met by the commercial housing market. Affordable housing meets the needs of persons on median incomes or below, who would otherwise have financial difficulties renting and purchasing residential accommodation in the general residential market, determined with regard to income levels and house prices prevailing in Jersey. Affordable housing may be owned and managed by a housing trust or association, which provides homes to eligible families or individuals by means of sale or lease or by any other means on conditions that will ensure that the home will remain available for eligible families in the future. The eligibility of households to access affordable housing shall be determined by their assessment through the Affordable Housing Gateway. The Minister is committed to good quality design in housing and, in particular, will require that affordable homes be built to meet or exceed the standards for homes set out in supplementary planning guidance. To ensure that homes are truly affordable, the Minister will encourage intervention in construction methods and alternative methods of home ownership and housing delivery. The clear relationship between affordable housing and the Affordable Housing Gateway means that housing that is developed for sale on the open market (Category B) is excluded from the definition of affordable housing whatever price it is sold at.
CATEGORY B – MARKET HOUSING
Includes all other forms of private sector housing where its price is set in the open market (e.g. owner-occupation, private rental and private lodgings); together with staff accommodation and registered lodging houses and accommodation for people with special requirements (e.g. sheltered housing).

It should be noted that, in view of the emphasis now being placed on providing homes that are ‘affordable’, conventional first-time buyer homes have been removed from the definition of Category A housing. First-time buyer homes *per se* are not currently reflective of housing need, given the near parity between their price and that of equivalent market housing.

4. Identified housing requirements

The 2011 Island Plan includes estimations of the total demand for homes over the plan period (2011-2020), as set out in Table 1. The estimates were generated by the Statistics Unit and were primarily based on a combination of:

- ***Population modelling*** – to generate estimates of the Island's future population, assuming an inward migration scenario of +150 heads of household per annum; and
- ***Average household size modelling.***

For the purposes of this work, potential future private household numbers (i.e. excluding households living in communal establishments) were taken literally as an expression of demand for homes, by assuming that each additional household represents an increase in demand for a housing unit. Provision was also made for 'latent' demand for homes, using base information from the 2007 Housing Needs Survey, in order to establish total demand.

Demand estimates from the 2011 Island Plan are set out in Table 1. This indicates an identified requirement for some 4,000 new homes over the ten year plan period 2011-2020, of which half are required in the first five years.

Table 1: Estimated demand for housing over the period 2011 to 2020

Demand Element	Dwellings Required	
	2011-2015	**2016-2020**
Estimated additional dwelling requirements - from population modelling based upon net immigration of +150 heads of household per year.	1,500	1,500
Affordable housing requirement - based upon 2007 Housing Needs Survey and Jersey Annual Social Survey (JASS) in 2009 (additional latent demand not discounted by population modelling).	500	500
TOTAL	**2,000**	**2,000**

Source: States of Jersey - Island Plan 2011, Table 6.2, p.212

The requirement figures for new homes set out in the 2011 Island Plan have recently been reviewed, updated and rolled forward as part of proposed changes to the Housing Chapter of the Plan. Revised estimates of housing requirements are included in Table 2 and are based on:

- population and household modelling using the 2011 Census results, which has been undertaken by the Statistics Unit;
- the findings of the 2012 Housing Needs Survey (i.e. *Jersey's housing assessment 2013-2015*), which was prepared by the Statistics Unit and based on a set of need-based housing questions in the 2012 'Jersey Annual Social Survey';
- evidence from the Affordable Housing Gateway; and
- records of recent housing completions.

Table 2: Estimated demand for housing over the period 2013 to 2020

Demand Element	Dwellings Required	
	2013-2015	2016-2020
Estimated additional dwelling requirements - from population modelling based upon net immigration of +150 heads of household per year.	1,000	1,450
Affordable housing requirement - based upon 2012 Housing Needs Survey	500	500
TOTAL	**1,500**	**1,950**

Source: 2011 Island Plan: interim review - draft for consultation (July 2013), Table 6.2

The figures show an estimated requirement for 3,450 new homes over the remaining Plan period 2013-2020, including 1,000 affordable homes. The more immediate requirements for 500 affordable homes up to the end of 2015 reflect housing aspirations expressed in the 2012 Housing Needs Survey, which have been moderated by considerations of realistic affordability. The estimated demand for affordable homes includes 400 social rented homes (driven by households currently living in the private sector and a shortfall of 2-bedroom homes) and 100 affordable homes for purchase (driven by a shortfall in smaller 1-bedroom owner-occupied homes).

Affordable Housing Gateway

The Affordable Housing Gateway, currently administered by the Housing Department, is a single point of access for all social housing in the Island. Those applicants who have been assessed and qualify through the gateway are included on the Affordable Housing Gateway waiting list and all social housing providers must allocate their homes to those on the list. The Gateway waiting list provides an accurate indication of real-time social rental housing needs and summary statements are issued on a monthly basis.

The Statistics Unit has confirmed that the magnitude of the potential shortfall of affordable social rented homes identified in the 2011 Housing Needs Survey is in close agreement with that implied in the Housing Department's Affordable Housing Gateway waiting list of early 2013.

The latest monthly statistics from the Affordable Housing Gateway (end August 2013) identify a net requirement for 763 social rented homes (mainly 1- and 2-bedroom).[2] This requirement is based on demand in the top priority bands 1, 2, 3 and 6. It is important to note, however, that Band 3 comprises nearly 300 applicants who are already adequately housed, but whose current accommodation is unaffordable given their personal circumstances. Building new homes to meet demand in this band is not considered to be an immediate land use issue. There are other options that need to be explored relating, for example, to income support and rental control.

[2] Recent rises in the Waiting List are in part due to the decanting of tenants from La Collette high-rise to allow on-going refurbishment.

5. Housing requirements for the next five years

This report looks to address residential land availability over the five year period from the start of 2013 to the end of 2017. The estimated demand for this period is shown in Table 3 and has been calculated by rolling forward the latest Island Plan estimates for additional dwellings on a pro rata basis.

Table 3: Estimated five year demand for housing over the period 2013-2017

Demand Element	Category A homes	Category B homes	Total homes
Identified requirements for homes, 2013-2015 (Draft States of Jersey Island Plan 2013)	500	1,000	1,500
Plus Estimated pro rata requirements for homes in 2016 and 2017	200	580	780
Estimated requirements for homes, 2013-2017	**700**	**1,580**	**2,280**

Housing requirements for the five year period 2013-2017 are estimated to number 2,280 homes. The average annual building rate required to deliver these estimated requirements for new homes is 456 homes per year, including an average of 140 Category A affordable homes per year.

Non-qualified sector

The estimated Category B demand figures in Table 3 incorporate requirements for non-qualified accommodation. The 2012 Housing Needs Survey shows a small overall shortfall in demand for unqualified accommodation on historic migration trends. This is because the identified demand for some 250 x 1-bedroom units is likely to be off-set by a potential surplus of some 200 x 2-bedroom properties.[3] The survey also shows that we can expect to see some surplus arising in this sector through managed immigration at lower levels.[4] This will have the added benefit of incentivising landlords to improve standards in the face of increasing competition for tenants.

6. Potential housing supply identified in the Island Plan

The 2011 Island Plan identified a range of supply sources which could potentially generate over 2,400 new homes during the first five year period 2011-2015 and over 4,600 new homes during the full 10 year plan period. These supply sources are set out in Table 4 below.

[3] 2012 Housing Needs Survey, Table 6, p.11.
[4] 2012 Housing Needs Survey, Figures 9 and 10, p.16.

It can be seen that heavy reliance was placed at that time on the opportunities presented by the St. Helier Waterfront, town regeneration and private windfall developments located elsewhere in the built-up area.

Table 4: Supply of homes provided for in the 2011 Island Plan, 2011-2020.

Supply Source	Estimated Number of Units				Total
	2011-2015		2016-2020		
	Cat A	Cat B	Cat A	Cat B	
2002 Island Plan Cat A housing sites	125*1	-	-	-	**125**
2002 Island Plan amendment: Lifelong and first-time buyer homes	350	-	-	-	**350**
St. Helier Waterfront	-	600	-	400	**1,000**
Town of St. Helier regeneration	75	675	125	625	**1,500**
Windfall developments elsewhere	75	750	175	700	**1,700**
Housing in Rural Centres (IP Policy H5)	25	-	75	-	**100**
States-Owned Land	50	-	100	-	**150**
Less outworn sites*2	(-300)	-	-	-	**(-300)**
Sub total	**400**	**2,025**	**475**	**1,725**	
TOTAL	**2,425**		**2,200**		**4,625**

**1 This is an outdated figure, in that only two sites remained to be completed at the start of 2011, with an estimated yield of 41 homes (see Appendix 12).*
**2 This refers to an estimated loss of the total number of units associated with the planned re-development and upgrading of old outworn housing estates owned and managed by the States of Jersey Housing Department.*

Source: States of Jersey – Island Plan, 2011, Table 6.3, p.219

Estimates of supply have recently been reassessed and rolled forward to cover the remaining period of the Island Plan, as part of the proposed changes to the Housing Chapter of the Plan. Revised estimates of housing supply from known sources are included in Table 5.

The figures indicate a potential supply of 3,670 homes up to the end of 2020, with the principal source of anticipated supply (69%) coming from private sector Category B 'windfall' developments in the Built-up area, including conversions, redevelopment and infill development.

Key sources of supply for Category A homes include:

1. ***States owned sites*** – conservatively estimated to yield 190 Category A homes, reflecting in particular the potential offered by the former Jersey College for Girls, Summerland and Ambulance Station sites.
2. ***Sites proposed for rezoning*** – four sites with an estimated potential yield of over 290 homes. These are 'brownfield' glasshouse sites, which were originally identified in Policy H1 of the 2011 Island Plan, as potential future sources of affordable homes to be triggered if needs

are not being met (i.e. De La Mare, Samares, Longueville and Le Quesne nursery sites).

3. ***States owned housing land*** – it is estimated that the redevelopment of outworn housing developments will yield 400 Category A homes (including sites at Le Squez, 2-4 Journeaux Street, Le Coin, Belle Vue, Ann Court and La Collette).

4. ***Other Category A sites*** – an estimated yield of 170 homes from the remaining undeveloped/ unfinished development sites zoned for Category A housing and identified in Island Plan Policy H2 (including Field 873 St. Lawrence, Field 148 Grouville, Field 578 Trinity and Fields 516, 517 and 518 St. Saviour).

5. ***Sites proposed for rural centre housing*** - an estimated yield of 70 homes from potential development sites identified for supporting the viability and vitality of rural villages under Island Plan Policy H5 (including Fields 622 and 785 in St Ouen and Field 402 St Martin).

Table 5: Supply of homes 2013-2020.

Supply Source		**Estimated Number of Units**				**Total**
		2013-2015		**2016-2020**		
		Cat A	**Cat B**	**Cat A**	**Cat B**	
Policy H1 – Category A Housing sites	States owned	40	150	150	-	**340**
	Rezoned	-	-	290	-	**290**
Re-develop existing States owned housing		125	-	275	-	**400**
Policy H2 – Other Category A housing sites		170	-	-	-	**170**
Policy H5 - Housing in Rural Centres		20	-	50	-	**70**
Windfall developments from town of St. Helier (regeneration)		-	450	-	750	**1,200**
Windfall developments elsewhere		-	450	-	750	**1,200**
Sub total		**355**	**1,050**	**765**	**1,500**	
TOTAL		**1,405**		**2,265**		**3,670**

Source: 2011 Island Plan: interim review - draft for consultation (July 2013), Table 6.3

The above supply sources for new homes no longer include the St Helier Waterfront as a separate source. This assumes that further housing yields from Castle Quays (Phase 2), Zephyrus, or the Esplanade Quarter are unlikely to be delivered by the end of 2020.

7. Housing supply for the next five years

For the purposes of this report, the estimated supply of homes set out in Table 5 of the Island Plan has been re-estimated to cover the five year period 2013-2017. The details are included in Table 6, which estimates the housing supply from known sources to be nearly 1,000 Category A homes and 1,650 Category B homes.

Table 6: Supply of homes 2013-2017.

Supply Source		Estimated Number of Units 2013-2017		
		Cat A	**Cat B**	**Total**
Policy H1 – Category A Housing sites	States owned*1	40	150	**190**
	Rezoned*2	190	-	**190**
Re-develop existing States owned housing*3		391	-	**391**
Policy H2 – Other Category A housing sites*4		296	-	**296**
Policy H5 - Housing in Rural Centres*5		65	-	**65**
Windfall developments from town of St. Helier (regeneration) *6		-	750	**750**
Windfall developments elsewhere*7		-	750	**750**
TOTAL		**982**	**1,650**	**2,632**

Notes:

**1. The proposed interim review of Policy H1 includes the Summerland and Ambulance Station sites (170 Cat A homes) and the former JCG site (40 Cat A homes and 143 Cat B homes). The first two sites are unlikely to deliver until 2018.*

**2. The proposed interim review of Policy H1 includes anticipated yields from the following proposed rezoned sites of approx. 290 homes. An estimated 190 homes should be delivered by the end of 2017 (subject to States approval and planning permission):*

- *De La Mare Nurseries, La Rue a Don, Grouville (Mid-range est. 45 homes)*
- *Longueville Nurseries, New York Lane, St. Saviour (Mid-range est. 17 homes)*
- *Le Quesne Nurseries, Rue de Jambart, St. Clement [N.B. It is anticipated that half the potential (mid-range) yield of approx. 60 homes will be delivered by the end of 2017]*
- *Samares Nursery, Grande Route de St. Clement, St. Clement [N.B. It is anticipated that only half of the potential (mid-range) yield of approx. 190 homes will be delivered by the end of 2017]*

**3. The proposed interim review of the Island Plan anticipates yields of some 143 Category A homes from the following existing Housing Department sites by the end of 2017:*

- *2-4, Journeaux Street, St. Helier (9 homes)*
- *Le Squez (Phase 2c), St. Clement (24 homes)*
- *Le Squez (Phases 3 and 4), St. Clement (32 net homes)*
- *Le Coin, Ann Street / Charles Street, St. Helier (Est. 23 homes)*
- *Belle Vue (Phase 1), Les Quennevais, St. Brelade (35 homes)*
- *Belle Vue (Phase 2), Les Quennevais, St. Brelade (20 homes)*

To this can be added the 30 homes currently under construction at Clos Paradis.

The proposed interim review of the Plan also anticipates additional yields of some 218 Category A homes from the following sites, which could be available by the end of 2017:

- *Belle Vue (Phase 2), Les Quennevais, St. Brelade (27 homes in addition to current permit)*
- *Ann Court, Ann Place, St. Helier (Est. 140 homes)*
- *La Collette Low Rise (Phase 1) (Est. 51 homes)*

Another potential site is La Collette Low Rise (Phase 2), but it is presently anticipated that the est. yield of 51 homes will not be available until the end of 2018.

**4. The proposed interim review of Policy H2 includes anticipated yields from the following sites of approx. 170 Category A homes by end 2017. The estimated yield, however, excludes the 126 open market Lifelong homes that are planned for the sites in question. These were always intended as Category A homes, but may no longer be so, if the States approve the new definition of Category A homes, as set out in the current proposed revisions to the Island Plan.*

- *Field 873, Rue de Haut, St. Lawrence (12 homes)*
- *Fields 516, 517 and 518, St. Saviour (80 social rented Lifelong homes + 100 open market Lifelong homes)*
- *Field 148, Grouville (20 homes)*
- *Field 578, Trinity (39 homes)*
- *Field 274, St. Clement (16 social rented Lifelong homes + 26 open market Lifelong homes)*

**5. The proposed interim review of Policy H5 includes anticipated yields from the following sites of approx. 65 Category A homes by the end of 2017:*

- *Field 622, Rue de la Croute, St. Ouen (mid-range est. 25 homes)*
- *Field 785, Rue des Cosnets, St. Ouen (mid-range est. 20 homes)*
- *Field 402, Grande Route de Faldouet, St Martin (mid-range est. 20 homes)*

**6. The proposed interim review of the Island Plan estimates a windfall yield of approx. 150 Category B homes per year from private developments in the town of St. Helier (i.e. 750 homes by end 2017).*

**7. The proposed interim review of the Island Plan estimates a windfall yield of approx. 150 Category B homes per year from private developments outside St. Helier (i.e. 750 homes by the end 2017).*

8. Recent completions

Annual completions

Table 7 shows the net number of completions of new homes in the qualified sector since 2002 (i.e. the adoption of the 2002 Island Plan) and allows a comparison with earlier trends.

In 2011, despite the ongoing economic downturn, the number of private Category B homes completions rose considerably and to record levels (682 homes). However, last year saw Category B home completions plummet to a new low of only 126, mirroring previous poor performances in 2008 and 2010.

In 2012, there was a significant net increase in the number of purpose-built Category A homes completed (158 homes), in stark contrast to the weak performance in this sector, which had been a feature of the preceding two years.

Looking in overall terms, it is clear that residential construction work over the past eleven years since 2002 has been impressive, resulting in some 5,600 new homes. The average building rate during this period was a healthy 510 new homes per year, which significantly exceeds the average rate of completions achieved in the preceding 16 years (366) during the life of the

1987 Island Plan. It should be recognised, however, that the average annual net completion rate has fallen by 45% to 352 homes per year in the last five years. This compares unfavourably with a rate of 640 homes / year for the period 2002 to 2007 and is significantly below the new target rate of 450 homes / year.

The average rate for purpose-built Category A and Category B homes during the period 2002 to 2012 was approximately 145 and 366 homes per year respectfully. However, these figures take no account of the proportion of the completions currently included in Category B private developments, which have contributed to meeting identified Category A requirements.

Table 7: Housing completions in qualified sector

Completed Dwellings (net)						
Years	**Purpose built first-time buyer *5**	**Purpose built social rented 6**	**Purpose built open mkt l/long / retirement**	**Total purpose built Cat A**	**Other demand housing (Cat B)**	**Total completions**
1986-2001	1,068	1,364		2,432	3,430	**5,862**
Ave. annual completion 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	(-74) *1		(-6)	171	**165**
2009	81*2	45*1	5	131	283	**414**
2010	14*2	2*1	-	16	191	**207**
2011	3*2	7*1	-	10	682	**692**
2012	48*2	93*1	17	158	126	**284**
Sub-total	**823**	**762**	**22**	**1,607**	**4, 009**	**5,616**
Ave. annual completion 2002-2011				***146***	***364*4***	***510*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 includes Jersey Homebuy; *6 includes social rental lifelong homes*

Distribution of completions

Most of the net increase in homes over this 10 year period (63%) was in the urban parishes of St. Helier (46%), St. Saviour (7%) and St. Clement (10%), as indicated in Table 8 below. This is very much in line with the ‘spatial strategies’ for new development set out in the 2002 and 2011 Island Plans, which promote more sustainable development concentrated in urban areas. The concentration of housing completions in the urban parishes (particularly St. Helier) has been even greater in the last two years (73%).

Table 8: Net completions of new homes in qualified sector, by parish, 2002–end 2012

Parish	New Homes by Category		Total Homes Completed	%
	Purpose Built Category A[*1]	Category B		
St. Brelade	26	344	**370**	***6.6***
St. Clement	272	299	**571**	***10.2***
Grouville	17	115	**132**	***2.3***
St. Helier	721	1,843	**2,564**	***45.7***
St. John	54	99	**153**	***2.7***
St. Lawrence	119	285	**404**	***7.2***
St. Martin	64	113	**177**	***3.1***
St. Mary	33	71	**104**	***1.9***
St. Ouen	42	143	**185**	***3.3***
St. Peter	97	297	**394**	***7.0***
St. Saviour	138	242	**380**	***6.8***
Trinity	24	158	**182**	***3.2***
TOTAL	**1,607**	**4,009**	**5,616**	***100.0***

*[*1] excluding contribution from private Category B developments.*

Completions by type and size

Table 9 gives an indication of the types and sizes of the homes which were completed for Category A and Category B purposes in 2012.

Table 9: Net completions of new homes in qualified sector, by type and size, 2012

Type of Home	Size of Home						Total
	1-bed	2-bed	3-bed	4-bed	5-bed+	Unspecified	
Category B completions							
Flats [*1]	21	34	1	-	-	-	56
Houses [*2]	5	12	24	35	-	(-6)	70
Sub-Total	**26**	**46**	**25**	**35**	**-**	**(-6)**	**126**
Category A completions							
Flats [*1]	24	15	-	-	-	-	39
Houses [*2]	-	50	64	5	-	-	119
Sub-Total	**24**	**65**	**64**	**5**	**-**	**-**	**158**
TOTAL	**50**	**111**	**89**	**40**	**-**	**(-6)**	**284**
%	***17.3***	***39.1***	***31.3***	***14.1***	**-**	***(-2.1)***	***100.0***

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

The completions in 2012 were fairly evenly spread between flats and houses. This marks a change from 2011 when the completed homes were nearly all flats, and is similar to the situations in 2009 and 2010. The majority of the completions in 2012 (70%) were 2- and 3-bed homes.

9. Outstanding commitments

Commitments by type

Table 10 provides details of outstanding commitments for new homes at the end of 2012. It illustrates good levels of commitments (i.e. approx. 2,900 homes), which comfortably exceed the target requirements for new homes in the period up to the end of 2017.

Table 10: Outstanding commitments for new homes at start 2013

Outstanding Planning Permissions				Homes under construction (Net) (b)	Other commitments which may yield or involve loss of units before the end of 2017		Total (a+b+c)
Type of Housing	No. of New Homes (Net)				Definite, or Probable (c)	Other possibles in the time frame (d)	
	Planning in Principle Permits	Planning or Building Permits	Total no. with consent (a)				
Purpose built conventional first time buyer (inc. Homebuy)	-	39	39	-	6	-	**45**[*2]
Lifelong Homes (open market)	-	40	40	86	-	-	**126**[*3]
Lifelong Homes (soc. rented)	-	86	86	30	46	-	**162**[*4]
Other Social Rented	-	91	91	30	55	-	**176**[*5]
Total Category A	**-**	**256**	**256**	**146**	**107**	**-**	**509**
Other demand housing (Cat B)[*6]	399	1,516	1,915[*1]	484	-	-	**2,399**
Total	**399**	**1,772**	**2,171**	**630**	**107**	**-**	**2,908**

*[*1] net of permissions which have not been advanced for 4 years or more; [*2] see Appendix 7 for details; [*3] see Appendix 8 for details; [*4] see Appendix 9 for details; [*5] see Appendix 6 (less Lifelong homes) for details; [*6] These figures take no account of the potential 130 or so owner occupied homes which would be released when the owners downsize to open market Lifelong homes.*

It is important to note that the realisation of these commitments is not entirely within the control of the Department of the Environment and will undoubtedly be influenced by the wider economic situation and commercial decisions taken by landowners and the development industry. The outstanding commitments include:

- the 484 Category B homes under construction at the end of 2012;
- a proportion of the 1,900 or so 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 five year period 2013- 2017);
- the 45 outstanding commitments for first time buyer homes (whether or not they were under construction at the start of 2013);
- the commitments for Lifelong homes (approx. 290 homes) and for other social rented homes (approx. 180 homes).

The commitments for other social rented homes during the period exclude the planned developments at the Summerland Factory and the Ambulance Station HQ sites (170 homes), which are considered more likely to deliver in 2018.

As can be seen from Appendices 6 - 9, the commitment figures for Category A homes rely to a significant degree on

- other States owned sites (e.g. Le Squez, Belle Vue, Le Coin, former JCG); and
- the remaining sites zoned by the States in July 2008, primarily for Lifelong Homes (P.75/2008) and included in the 2011 Island Plan (see Appendix 12 for current status). A significant proportion of these lifelong homes are open market and, in future, such homes may fall outside the new definition of Category A homes, as set out in the proposed revisions to the Island Plan (see Section 3).

Distribution of commitments

Table 11 illustrates the availability of housing commitments by parish. As with completions over the last 10 years, most of the commitments are concentrated in the main urban parishes (75%), including St. Helier (55%) and St. Saviour (14%). The low level of net commitments in St. Clement (6%) is due, in part, to losses of homes associated with redevelopment and refurbishment of outworn housing.

Table 11: Housing commitments for net new homes, by parish @ start 2013

Parish	House Type	Outstanding Permissions	Homes under construction	Other Commit-ments	Total Commitments	
					No.	%
St. Brelade	Cat B	62	40	-	**102**	
	F-t-b	-	-	-	**-**	***5.4***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	-	**-**	
	Other Social Rent	55	-	-	**55**	
St. Clement	Cat B	33	53	-	**86**	
	F-t-b	-	-	-	**-**	***6.3***
	Lifelong (open market)	26	-	-	**26**	
	Lifelong (social rent)	16	-	-	**16**	
	Other Social Rent	24	-	32	**56**	
Grouville	Cat B	74	22	-	**96**	
	F-t-b	-	-	-	**-**	***4.0***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	20	-	-	**20**	
	Other Social rent	-	-	-	**-**	
St. Helier	Cat B	1,376	134	-	**1,510**	
	F-t-b	-	-	-	**-**	***55.4***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	40	**40**	
	Other Social Rent	8	30	23	**61**	
St. John	Cat B	29	34	-	**63**	
	F-t-b	-	-	-	**-**	***2.2***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	-	**-**	
	Other Social Rent	-	-	-	**-**	
St. Lawrence	Cat B	40	11	-	**51**	
	F-t-b	-	-	6	**6**	***2.2***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	6	**6**	
	Other Social Rent	-	-	-	**-**	
St. Martin	Cat B	36	13	-	**49**	
	F-t-b	-	-	-	**-**	***1.7***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	-	**-**	
	Other Social Rent	-	-	-	**-**	

Table 11: (continued)

Parish	House Type	Outstanding Permissions	Homes under construction	Other Commit-ments	Total Commitments No.	%
St. Mary	Cat B	22	7	-	**29**	
	F-t-b	-	-	-	**-**	***1.0***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	-	**-**	
	Other Social Rent	-	-	-	**-**	
St. Ouen	Cat B	25	23	-	**48**	
	F-t-b	-	-	-	**-**	***1.6***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	-	**-**	
	Other Social Rent	-	-	-	**-**	
St. Peter	Cat B	72	19	-	**91**	
	F-t-b	-	-	-	**-**	***3.1***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	-	**-**	
	Other Social Rent	-	-	-	**-**	
St. Saviour	Cat B	119	115	-	**234**	
	F-t-b	-	-	-	**-**	***14.2***
	Lifelong (open market)	14	86	-	**100**	
	Lifelong (social rent)	50	30	-	**80**	
	Other Social Rent	-	-	-	**-**	
Trinity	Cat B	27	13	-	**40**	
	F-t-b	39	-	-	**39**	***2.9***
	Lifelong (open market)	-	-	-	**-**	
	Lifelong (social rent)	-	-	-	**-**	
	Other Social Rent	4	-	-	**4**	
Totals	Cat B	1,915	484	-	2,399	
	F-t-b	39	-	6	45	*100.0*
	Lifelong (open market)	40	86	-	126	
	Lifelong (social rent)	86	30	46	162	
	Other Social Rent	91	30	55	176	
	GRAND TOTAL	**2,171**	**630**	**107**	**2,908**	

Commitments by type and size

Table 12 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 2013. The commitments cover a range of dwelling types and include approximately 1,860 flats (64%) and approximately 1,050 houses (36%).

The evidence also suggests that currently in the pipeline, there are considerable additional supplies of 2-bedroom accommodation and reasonably healthy supplies of 1- and 3-bedroom homes. Taken together, 70% of these are flats and 81% are private Category B homes.

Table 12: Outstanding commitments for new homes, by type and size, at start 2013

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	648	817	223	5	-	(-8)	1,685
Houses *2	32	135	280	181	69	17	714
Sub-Total	***680***	***952***	***503***	***186***	***69***	***9***	***2,399***
Known First-time Buyer Commitments							
Flats *1	-	-	-	-	-	-	-
Houses *2	-	-	45	-	-	-	45
Sub-total	***-***	***-***	***45***	***-***	***-***	***-***	***45***
Known Lifelong Homes Commitments (open market)							
Flats*1	2	4	-	-	-	-	6
Houses*2	-	120	-	-	-	-	120
Sub-total	***2***	***124***	***-***	***-***	***-***	***-***	***126***
Known Lifelong Homes Commitments (social rent)							
Flats*1	-	101	-	-	-	-	101
Houses*2	-	55	6	-	-	-	61
Sub-total	***-***	***156***	***6***	***-***	***-***	***-***	***162***
Known Other Social Rented Commitments (excluding Lifelong Homes)							
Flats*1	7	23	38	-	-	-	68
Houses*2	7	57	43	-	1	-	108
Sub-Total	***14***	***80***	***81***	***-***	***1***	***-***	***176***
Total	**696**	**1,312**	**635**	**186**	**70**	**9**	**2,908**

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

Outstanding commitments for older persons' housing

At the beginning of 2013 there were outstanding commitments for approximately 350 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 13.

Table 13: Outstanding commitments for older persons' homes @ start 2013

Address	Number of homes	Description
2-4, Journeaux Street, St. Helier	9 flats	Retirement homes (rented)
Field 274, La Lourderie, St. Clement	13 flats 3 bungalows	Lifelong Homes (rented)
Field 274, La Lourderie, St. Clement	6 flats 20 cottages	Lifelong Homes (open market)
Fields 516, 516A, 517 and 518, St. Saviour	48 flats 32 bungalows	Lifelong Homes (rented)
Fields 516, 516A, 517 and 518, St. Saviour	86 cottages 14 dwellings	Lifelong Homes (open market)
Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade	35 flats	Lifelong Homes (rented)
Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade	20 houses	Lifelong Homes (rented)
Field 148, Rue des Maltieres, Grouville	20 bungalows	Lifelong Homes (rented)
Former Jersey College for Girls, Rouge Bouillon, St. Helier	40 flats	Lifelong Homes (rented)
Field 873, Bel Royal, St. Lawrence	6 houses	Lifelong Homes (rented)
Total*	**352**	

Notes: **This table does not include:*

1. *redevelopments and refurbishments at existing Housing Department sites, which are producing numbers of units aimed at older, less mobile members of the community; or*
2. *nursing homes or residential care homes.*

10. 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 properly up and running. A description of the situation, based on the limited information available at the time (including the Lodging House Inspector's 2009 report) was set out in *'An Interim Review of Residential Land Availability'*, Planning and Environment Department, 2010.

11. Performance in meeting 2011 Island Plan housing requirements

Table 14 shows that good progress was made in meeting previously identified demand for homes for the first five years of the 2011 Island Plan. With three years of completions still remaining, over two thirds of the identified requirements had already been met. Completions of Category A and Category B homes up to the end of 2012 represented three quarters and two thirds of identified requirements respectively.

Table 14: Performance against demand for housing in first five years of the Island Plan

Demand Element	Category A homes	Category B homes	Total homes
Identified requirements for homes, 2011-2015 (2011 Island Plan)	**500**	**1,500**	**2,000**
Less home completions during 2010 *1			
Less Category A completions during 2010:			
- Lifelong / Retirement Homes (Open Market or Social Rent)	(14)	(-)	(14)
- Other Social Rented (purpose-built)	(-12)	(-)	(-12)
- First-time buyer (purpose-built)	(14)	(-)	(14)
Less Cat.B completions during 2010 *2	(-)	(191)	(191)
	(16)	**(191)**	**(207)**
Adjusted requirements for homes 2011-2015	**484**	**1,309**	**1,793**
Required annual building rates	***97/year***	***262/year***	***359/year***
Less home completions during 2011 / 2012			
Less Category A completions:			
- Lifelong / Retirement Homes (Open Market or Social Rent)	(47)	(-)	(47)
- Other Social Rented (purpose-built)	(70)	(-)	(70)
- First-time buyer (purpose-built)	(51)	(-)	(51)
Less Cat B completions, which are known to have been sold to first-time buyers*3	(190)	(-)	(190)
Less Cat.B completions	(-)	(808)	(808)
	(358)	**(808)**	**(1,166)**
Annual completion rate 2011 and 2012	***179/year***	***404/year***	***583/year***
Net outstanding requirements 2013 - 2015	**126**	**501**	**627**

Notes:

**1. These 2010 completions were not taken into account when the identified requirement figures were rolled forward during the Island Plan Review process.*

**2. This includes some Category B homes that will have contributed to meeting f-t-b needs.*

**3. In 2011, 30% of all share transfer flats (1 and 2 bed) were sold to first-time buyers (90 no.). In 2012, 29% were sold to first-time buyers (approx. 100 no) – source: Statistics Unit*

12. Comparing known housing supply with overall requirements for homes in the next five years

The figures in Table 15 look to apply known and likely housing supply to estimated requirements for new homes during the five year period between 2013 and 2017.

Table 15: Comparison between estimated requirements for new homes, 2013 – 2017 and predicted supply

	Cat. A homes	Cat. B homes	Total homes
Identified requirements for homes 2013-2017 (see Section 5, Table 3)**:**	**700**	**1,580**	**2,280**
Less known outstanding Category A commitments (likely / capable of yielding before end 2017):			
▪ Lifelong Homes (Open Market) *1	(126)	-	(126)
▪ Lifelong Homes (Social Rented) *2	(162)	-	(162)
▪ Other Social Rented (purpose built) *3	(176)	-	(176)
▪ First-time Buyer (purpose built) (including Homebuy) *4	<u>(45)</u>	-	<u>(45)</u>
Sub-total	**(509)**	**-**	**(509)**
Less Cat B commitments @ start 2013 (under construction only); *5	-	(484)	(484)
Requirements less known commitments:	**191**	**1,096**	**1,287**
Less supply sources identified in interim review of the 2011 Island Plan and not accounted for above:			
▪ Policy H1 - States owned Category A sites*6	-	(87)	(87)
▪ Policy H1 - rezoned Category A sites*7	(190)	-	(190)
▪ Redevelopment of existing States owned housing sites*8	(218)	-	(218)
▪ Policy H2 - Category A housing sites*9	-	-	-
▪ Policy H5 – Housing sites in rural centres*10	(65)	-	(65)
▪ Windfall developments from town of St. Helier (regeneration) *11	-	(616)	(616)
▪ Windfall developments elsewhere*12	-	(400)	(400)
Sub-total	**(473)**	**(1,103)**	**(1,576)**
Projected remaining requirements to end 2017	**Provision above target approx. 282*13**	**Provision effectively meets target**	**Provision above target approx. 289**

Notes:

**1. See Appendix 8 for details. These were always intended as Category A, but, in future, such homes may not fall within the Category A definition, as set out in the proposed revisions to the Island Plan.*

**2. See Appendix 9 for details.*

**3. See Appendix 6 for details.*

**4. See Appendix 7 for details.*

**5. This is a very conservative estimate and takes no account of:*

- *Cat B consents not commenced at start 2013 but which will complete by end of 2017;*
- *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.

**6. The proposed interim review of Policy H1 includes the Summerland, Ambulance Station and former JCG sites. The first two sites are more likely to deliver Category A affordable homes in 2018. All but 87 Cat B homes on the JCG site have already been accounted for as commitments at the end of 2013.*

**7. The proposed interim review of Policy H1 includes anticipated yields from four sites proposed for rezoning of approx. 290 homes (see Table 6, note 2). An estimated 190 homes should be delivered by the end of 2017 (subject to States approval and planning permission):*

**8. The proposed interim review of the Island Plan anticipates yields of some 361 Category A homes from existing Housing Department sites by the end of 2017 (see Table 6, note 3). 143 of these are already accounted for as commitments.*

To this can be added the 30 homes currently under construction at Clos Paradis, which are also already accounted for as commitments.

This leaves a potential supply of 218 homes not accounted for.

**9. The proposed interim review of Policy H2 includes anticipated yields of approx. 170 homes from Category A housing sites by end 2017 (see Table 6, note 4). This excludes the 126 open market Lifelong homes which are also planned for the sites in question. All these potential yields are already accounted for as commitments:*

**10. The proposed interim review of Policy H5 includes anticipated yields from sites in rural centres of approx. 65 Category A homes by the end of 2017 (see Table 6, note 5).*

**11. The proposed interim review of the Island Plan estimates a windfall yield of approximately 150 Category B homes per year from private developments in the town of St. Helier (see Table 6, note 6). 134 Category B homes are already accounted for as being under construction at the start of 2013, including two major sites at Wesley Chapel (57 units) and Uplands Hotel (16 units).*

**12. The proposed interim review of the Island Plan estimates a windfall yield of approximately 150 Category B homes per year from private developments outside St. Helier (see Table 6, note 7). 350 homes are already accounted for as being under construction at the start of 2013. This leaves a potential supply of 400 homes not accounted for.*

**13. The provision above the target figure may be more, if certain planned private Category B developments contribute directly to meeting some first-time buyer needs. However, the proposed redefinition of Category A, to include a true test of affordability related to median income levels or below, will likely suppress the level of Cat B homes that fall within this definition.*

It can be seen that, in broad terms, the known outstanding commitments and the identified supply sources in the proposed revisions to the Housing Chapter of the Island Plan, more than match the identified total requirements up to the end of 2017. Indeed, they exceed identified total requirements by just under 300 homes (a 12% buffer). This reflects UK National Planning Policy Guidance, which advises planning authorities to provide a land supply buffer of 5-20%, depending on past records of delivery. The buffer is effectively seen as a means to provide a realistic prospect of achieving the required supply of homes and to ensure choice and competition in the market for land.

The current potential excess of supply is largely down to current proposals to increase the land supply available for Category A Affordable homes (including draft proposals to rezone four private glasshouse sites for the purpose).

It is important to emphasise that the conclusions reached from Table 12 rely heavily on the following housing yield assumptions:

- the draft proposals to rezone private sites for affordable homes survive the Island Plan Review Process, including public consultation, the Examination in Public, the Independent Inspector's report, any subsequent amendments by the Minister for Planning and Environment, States Members' amendments and the States Debate;
- existing States owned sites are brought forward for development in a timely manner;
- developments are completed on the remaining sites already zoned for Lifelong Homes and First-time Buyer homes in P.75/2008 (The current status of these sites is given in Appendix 12).
- new homes will continue to arise in good numbers from town of St Helier; and
- there will be a continuing healthy supply of private windfall developments elsewhere in the built-up area.

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. This together with the challenging economic circumstances and more restrictive mortgage lending requirements have accounted for the delays experienced in advancing a number of previously allocated sites and approved developments.

Looking immediately beyond 2017, it is encouraging to note that there are large numbers of known future supply sources with the potential to deliver both Category A Affordable homes and market housing (see Appendix 11).

13. Future considerations

Notwithstanding the relatively healthy overall land availability position, there are a number of housing issues which will continue to present significant challenges for the Island and require continued detailed consideration. These issues have previously been addressed in *'An Interim Review of Residential Land Availability'*, Planning Department, 2010 and include:

- The level and type of affordable homes required for residents and key workers;
- The future role of social rented housing (in the light of the '*Whitehead Report'* and the States' recent agreement to reform the way social housing is provided in the Island; and
- Planning to meet the future housing needs of a rapidly growing elderly population.

Housing affordability remains the most important issue requiring attention at this time, given the current difficulties for people on low or modest incomes gaining access to suitable housing that they can afford[5]. To assist the procurement of required affordable homes, the Minister for Planning and Environment has reviewed the housing policies in the 2011 Island Plan and has brought forward proposals for rezoning of suitable land. Suitable States owned sites that are surplus to requirements are also to be released for affordable housing purposes.

In addition, a primary function of the recently established Strategic Housing Unit (SHU) will be to coordinate a cross-tenure Island wide Housing Strategy. To assist this process, it is envisaged that the SHU will undertake necessary research into housing affordability and other key issues, such as accommodation for key workers and the ageing population.

On the demand side, going forward, there is a need for more up-to-date, readily available and in-depth information about housing requirements to help ensure appropriate delivery of new homes across all tenures. The new 'Affordable Housing Gateway', which has recently been transferred to the SHU from the Housing Department, will help provide increasingly robust information about the numbers of affordable homes required (including social rented, intermediate housing and self-build or other housing developed specifically at reduced costs and available through the gateway).

[5] Jersey housing affordability report 2002 and 2011 (2012) States of Jersey Statistics Unit

Appendix 1

Schedule of social rented housing completions since 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 (Ph. 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 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 HQ 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. & redevt) (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 Pr, W/front (Ph. 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***

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
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 (Phase 1), Ann Street, (St. Helier *Jersey Homes Trust*	21		5			26
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 temp. car park*		(16)				(16)

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
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 B/2005/0346	Le Squez Estate (day centre and flats), St. Clement	2					2 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

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2884 P/2007/2841	Le Squez Estate (Phase 2), Flat Blocks A, B & H.	(-12)	(-12)	(-10)			(-34) flats
2884 P/2007/2849	Le Squez Estate (Phase 2), Houses 1-26.		(-6)	(-20)			(-26) 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 / St. Helier Garages), (Ph 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 (empty: late 2008)	(-33)	(-34)	(-3)			(-70) flats
	33, 35, 37 & 39, Ann St. and 1 & 2, Clifton Pl., St. Helier (empty: late 2008)		(-4) (-2)				(-4) flats (-2) houses
	Sub total (net)	***(-13)***	***(-58)***	***(-2)***		***(-1)***	***(-74)***
Completions 2009							
4628 B/2006/1011	Le Marais Estate (low rise) (Ph 2), St. Clement	18	1	24	4		47
4374 B/2009/0623	1, Victoria Cottage Homes, St. Saviour	(-2)					(-2)
	Sub-total (net)	***16***	***1***	***24***	***4***		***45***
Completions 2010							
2884 P/2007/2849	Le Squez Estate (Phases 3 & 4), (bungalows), Le Squez, St. Clement	(-11)					(-11) bungalows
4374 P/2006/0623	Victoria Cottage Homes, St. Saviour's Hill, St. Saviour	(-2)	1				1 house (-2) bedsits
P.75/2008 7671 P/2008/2471 B/2009/0304 B/2009/0331 B/2009/0337	Field 818 and part Field 873, Trinity (LIFELONG HOMES)		14				14 bungalows
	Sub-total (net)	***(-13)***	***15***				***2***

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2011							
4867 P/2008/1677 B/2009/0930	Clos du Paradis, La Pouquelaye, St. Helier			(-24)			(-24)
13439 P/2001/2087 B/2003/0592 B/2007/1265	Salisbury Crescent, La Rue Le Masurier, St. Helier	24 1		7	2		24 flats 10 houses
2791 B/2010/0406	33-48, 58, 66&74, Clos Gosset, St. Saviour	(-3)					(-3) bedsits
	Sub-total (net)	***5***			***2***		***7***
Completions 2012							
P/2009/2082 B/2010/0602	Field 633, La Grand Route de St Pierre, St. Peter (LIFELONG HOMES)		15				15 bungalows
2884 P/2009/0780 B/2009/0876	Le Squez Estate (Phase 2a & 2b), Le Squez, St. Clement	21	3 15	21			24 houses 36 flats
P.75/2008 8053 P/2009/1600 B/2010/0234	Fields 561 and 562, St. Mary (LIFELONG HOMES)		15				15 bungalows
2791 B/2010/0406	38-48, 58, 66 & 74, Clos Gosset, St. Saviour	3					3 flats
	Sub-total (net)	***24***	***48***	***21***			***93***
Total completions (2002-2012)		**306**	**171**	**211**	**25**	**4**	**717**

Appendix 2

Schedule of purpose built first time buyer housing completions since 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 Jardin Fleuri, (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***

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2006							
4628 B/2004/0302	Le Marais Low Rise (ph 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	Field 812A, Bagot Manor Farm, St. Saviour Tenure swap F.1370, St. Helier			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		16houses
None P/2006/0048	Field 690A, Maufant, St. Martin (H2 site)			24			24 houses
	Sub-total			***63***	***5***		***68***

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2009							
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence (H2 site)			17	18		35 houses
NONE B/2007/0424	La Providence, Bel Royal, St. Lawrence (H2 site – HOMEBUY)			46			46 houses
	Sub-total (net)			***63***	***18***		***81***
Completions 2010							
2206/1365 B/2009/0038	Uplands – Phase 1, Field 1218, Mont-a-l'Abbe, St. Helier INTERMEDIATE			14			14 houses
	Sub-total (net)	**-**	**-**	***14***	**-**	**-**	***14***
Completions 2011							
2206 P/2009/1092 B/2010/0659	Uplands – Phase 2, Mont-a-l'Abbe, St. Helier			3			3 houses
	Sub-total (net)			***3***			***3***
Completions 2012							
2206 P/2009/1092 B/2010/0659	Uplands Hotel – Phase 2, Mont-a-l'Abbe, St. Helier			7			7 houses
P/2007/0223 B/2007/0654 B/2009/0397	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	Fields 190, 191 & 192, La Rue de la Sergente, St. Brelade (H2 site) INTERMEDIATE			12			12 houses
(P.75/2008) 8053 P/2009/1600 B/2010/0234	Fields 561 and 562, St. Mary			10	5		15 houses
	Sub-total (net)			***43***	***5***		***48***
Total completions		**42**	**126**	**585**	**70**	**-**	**823**

Appendix 3

Schedule of purpose built open market lifelong homes completions since 2009

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions 2009							
None B/2007/0424	La Providence, Bel Royal, St Lawrence		5				5 houses
	Sub-total (net)		***5***				***5***
Completions 2010 and 2011							
	None						
Completions 2012							
8053 P/2009/1600 B/2010/0234	Fields 561 and 562, St. Mary (P.75/2008)		3				3 bungalows
P/2010/0112 B/2011/0060	Field 605, Route du Nord, St. John (P.75/2008)		14				14 bungalows
	Sub-total (net)		***17***				***17***
Total completions			22				22

Appendix 4

Schedule of social rented housing property sales on the open market, by type, 2004-12

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	**-**	**-**	***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, 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	***11***	***2***	***1***	***1***		***15***
2006							
	La Falaise, La Rue du Flicquet, St. Martin		1				1 house
	Sub-total		***1***				***1***
2007							
	17 & 19, Devonshire Place, St. Helier		1	1			2 houses
	4, Boulevard Avenue, St. Helier					1	1 house
	39, Midvale Road, St. Helier					1	1 house
	Sub-total		***1***	***1***		***2***	***4***
2008							
	Medina, Seale Street, St. Helier	3					3 flats
	Sub-total	***3***					***3***
2009							
	10 & 12, Duhamel Place, St. Helier	4		2			6 flats

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
	6, Pomona Road, St. Helier			1			1 house
	17, Charles Street, St. Helier				1		1 house
	Sub-total	***4***		***3***	***1***		***8***
2010							
	30, Clos des Sables, St. Brelade			1			1 house
	Archirondel Cottage, Route de la Cote, St. Martin.		1				1 house
	Belleville, Rue du Crocquet,, St. Brelade					1	1 house
	97, Don Road, St. Helier				1		1 house
	Modena, Clarence Road, St. Helier		1				1 house
	8, Belmont Road, St. Helier.					1	1 house
	Sub-total		***2***	***1***	***1***	***2***	***6***
2011							
	La Grande Maison 2 & 3, Le Grand Cotil, St. Martin		1	1			2 houses
	Southlands, Green Road, St. Helier			1			1 house
	Sub-total		***1***	***2***			***3***
2012							
	Flat 3, 36½ Belmont Road, St. Helier	1					1 flat
	1 & 2, La Grande Maison Cottages, St. Martin		2				2 houses
	2, Hungerford Villas, St. Helier				1		1 house
	4, Balleine Clos, St. Clement			1			1 house
	1-5, Brittania House, St. John		2	2	1		5 houses
	Sub-total	***1***	***4***	***3***	***2***		***10***
Total sales		18	7	9	4	4	42

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

Appendix 5

Schedule of social rented housing property sales to social rent tenants (as first-time buyers), by type, 2007-2012

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	12	4		21 houses
	Sub-total		***28***	***26***	***8***		***62***
2008							
	Les Cloches, (Le Squez Phase 1B), St. Clement			19			19 houses
	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			***27***	***1***		***28***
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***
2010							
	16, Grasett Park, St. Saviour			1			1 house
	52, Grasett Park, St. Saviour			1			1 house
	63, Grasett Park, St. Saviour			1			1 house
	5, Balleine Close, La Rue de la Croix, St. Clement			1			1 house
	Flat 1, 36½, Belmont Road, St. Helier		1				1 flat
	Flat 2, 36½, Belmont Road, St. Helier		1				1 flat

	2, Balleine Close, La Rue de la Croix, St. Clement			1			1 house
	Sub-total		***2***	***5***			***7***
2011							
	Lewina, Victoria Road, St. Saviour	2					2 flats
	53, Oak Tree Gardens, St. Helier			1			1 house
	Tradewinds, South Hill, St. Helier				1		1 house
	3, Le Bel Gaudin, La Rue des Pres, St. Saviuor			1			1 house
	1, Grasett Park, St. Saviour			1			1 house
	59, Grasett Park, St. Saviour			1			1 house
	Sub-total	***2***		***4***	***1***		***7***
2012							
	27, Grasett Park, St. Saviour			1			1 house
	1, Le Place Le Couteur, Grouville			1			1 house
	Sub-total			***2***			***2***
Total sales		2	30	79	10		121

***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 6

Schedule of known completions due for social rented housing, by type, by end 2017

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions due 2013							
1365 P/2007/1213 B/2007/0495 ***Permit***	Units 17 & 18, Le Grand Clos, St. Helier (Jersey Homes Trust – convert to 6-bed sheltered unit)			(-2)		1	(-2) 1 house
4867 P/2008/1677 B/2009/0930 ***U/C***	Clos du Paradis, La Pouquelaye, St. Helier *N.B. Permit also provides for refurbishment of 30 existing units*			29	1		30 houses
20609/13426 P/2010/0791 B/2012/0349 ***Permit***	2-4, Journeaux Street, St. Helier	9					9 flats
P.75/2008 7172 P/2009/2388 ***Permit*** No Building Application	Field 274, La Lourderie, St. Clement (LIFELONG HOMES)		3 13				3 bungalows 13 flats
P.75/2008 P/2010/0126 B/2011/0280 ***U/C***	Field 148, Rue des Maltieres, Grouville (LIFELONG HOMES)		20				20 bungalows
2884 P/2011/1191 B/2011/1064 ***Permit***	Le Squez Estate (Phase 2c) Le Squez, St. Clement	10	9	2 3			21 flats 3 houses
	Sub-total (Net)	***19***	***45***	***32***	***1***	***1***	***98***
Completions due 2014 to 2017							
19304 PA/2009/2243 P/2013/0276 ***Probable***	Field 873, Bel Royal, St. Lawrence (H2 site) (LIFELONG HOMES)			6			6 houses
2884 P/2007/2849 Permit to demolish2008. Awaiting planning app. ***Probable***	Le Squez (Phase 3), Le Squez, Samares, St. Clement *(units to be demolished incl. bungalows 50-57 and terraced houses 69-81).*	(-8)	(-14) 8	3	10		(-8) bedsits (-14) houses 21 houses

Ref.	Site	Units by type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2884 P/2007/2849 Permit to demolish2008. Awaiting planning app ***Probable***	Le Squez (Phase 4), Le Squez, Samares, St. Clement *(units to be demolished incl. Flat Blocks C, D, E, F and G and terraced houses 33-49).*	(-4)	(-42) (-6) 56	(-20) 56 4	(-11)		(-66) flats (-17) houses 112 flats 4 house
1270 P/2009/2419 ***Permit*** No building Application	Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade *N.B. The site has been transferred to the Housing Department to develop a minimum of 55 affordable and social units of accommodation.* *The houses may yet not be developed. They are to be the subject of a revised scheme and application, for viability reasons.*		35 20				35 flats 20 houses
P.75/2008 16840 P/2010/1901 B/2010/1270 (for flats) ***Permit*** Start imminent B/2010/1273 (for 30 bungalows) ***U/C*** B/2012/1000 (for 2 bungalows) ***Decision pending***	Fields 516, 516A, 517 and 518, St. Saviour (LIFELONG HOMES) *The development is due for completion in May 2015.*		48 30 2				48 flats 30 bungalows 2 bungalows
11097 B/2004/0232 Old Permit expired P/2012/1656 Pending ***Probable***	Le Coin, Ann Street / Charles Street, St. Helier *N.B. This site is currently used by TTS for public parking to supplement that on the Ann Court site. The site has been transferred to the Housing Department for development, subject to available funding.*	7	14	2			23 flats
(P.75/2008) PA/2010/1774 P/2011/0618 B/2012/0240 (Phase1) B/2012/0358 (Phase 2) ***Permit*** Not started	Field 578, Trinity (Phase 2) *NB – App for 39 FTB and 4 social rented units is different to the required tenure split set out in the Island Plan.*			4			4 houses

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
1649 P/2006/0736 Old Permit expired and not extended. P/2013/0337 Pending ***Probable***	Former Jersey College for Girls, Rouge Bouillon, St. Helier (LIFELONG HOMES) *N.B. A planning application is being prepared for submission in 2013 (P/2013/0337). SoJDC has previously suggested it might bring forward proposals for 120 homes on the site. The 'Regeneration Steering Group' has agreed that 40 of the units will be identified as social rent lifelong homes for over 55s.* *The Minister for P&E's brief for the site states that it should provide for social rent and intermediate homes for purchase and that consideration may be given to some Cat. B homes*		40				Est. 40 flats
	Sub-total (Net)	***(-5)***	***191***	***55***	***(-1)***	**-**	***240***
Total completions due (net) 2013 to end 2017		**14**	**236**	**87**	**-**	**1**	**338**

***Notes**:*

1. *There a numerous other sites that are likely to yield social rented homes beyond 2017 (see Appendix 11).*
2. *It should be recognised that the Housing Department has indicated an intention to sell affordable homes to Affordable Housing Gateway qualifiers (first-time buyers) on a shared equity basis (i.e. at up to 15 sales / year). This could involve the loss of 75 social rented dwellings, which would be replaced with the indicated new supply. All units sold will be restricted to onward sale as affordable housing.*
3. *It should also be noted that the following sites, which are now regarded as commitments that could yield before the end of 2017, were not so at the start of 2013, and so do not feature in the above table:*
   - *Belle Vue (Phase II) – 27 homes – subject to feasibility study*
   - *Ann Court – mid-range estimate 140 homes – subject to feasibility study by Jersey Homes Trust*
   - *La Collette low rise (Phase i) -51 homes – awaiting planning guidance.*

Appendix 7

Schedule of known completions due for first-time buyer housing, by type, by end 2017

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
Completions due by end 2017							
19304 PA/2009/2243 P/2013/0276 Pending Probable	Field 873, Bel Royal, St. Lawrence (H2 site) HOMEBUY or equivalent			6			6 houses
(P.75/2008) PA/2010/1774 P/2011/0618 B/2012/0240 (Phase1) B/2012/0358 (Phase 2) Permit Not started	Field 578, Trinity *NB – App for 39 FTB and 4 social rented - this mix of units is different to the required tenure split set out in the Island Plan.* *Phase 1 = 25 units* *Phase 2 = 14 units*			39			39 houses
	Sub-total (Net)			***45***			***45***
Total completions due (net) to end 2017				**45**			**45**

Notes:

1. *There a numerous other sites that are likely to yield social rented homes beyond 2017 (see Appendix 11).*
2. *It should also be recognised that the Housing Department has indicated an intention to sell affordable homes to Affordable Housing Gateway qualifiers on a shared equity basis (i.e. at up to 15 sales / year). This could involve the loss of 75 social rented dwellings, which will be replaced by the previously indicated supply, and the gain of 75 affordable first-time buyer homes. All units sold will be restricted to onward sale as affordable housing.*
3. *It should also be borne in mind that a number of other private residential 'windfall' developments have and will continue to yield homes which are suitable for first-time buyers. In 2011, for example, 30% of all share transfer flats (1- and 2-bedroom) were sold to first-time buyers (i.e. 90 homes) and in 2012, 29% were sold to first-time buyers (i.e. approx. 100).*

Appendix 8

Schedule of known completions due for open market lifelong homes, by type, by end 2017 *1

Ref.	Site	Units by Type					
		1 bed	**2 bed**	**3 bed**	**4 bed**	**5 bed**	**Total**
Completions due by end 2017							
7172 P/2009/2388 Permit No Building app.	Field 274, La Lourderie, St. Clement (P.75/2008)	2	20 4				20 cottages 6 flats
16840 P/2010/1901 Permit B/2010/1273 (for cottages) U/C B/2012/1125 (for 14 dwellings) Decision pending	Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008) *		86 14				86 cottages 14 dwellings *2
	Sub-total (Net)	***2***	***124***				***126***
Total completions due		**2**	**124**				**126**

Notes:

1. *Open market Lifelong homes may no longer be regarded as Category A homes in future, if the States approve the new definition of Category A homes, as set out in the proposed revisions to the Island Plan.*
2. *The plans also include a 42-bed residential care home*

Appendix 9

Schedule of known completions due for social rented lifelong homes, by type, by end 2017 (Separated out from Appendix 6 and should **not** be double counted).

<table>
<tr><th rowspan="2">Ref.</th><th rowspan="2">Site</th><th colspan="6">Units by Type</th></tr>
<tr><th>1 bed</th><th>2 bed</th><th>3 bed</th><th>4 bed</th><th>5 bed</th><th>Total</th></tr>
<tr><td>4305
P/2010/0126
B/2011/0280
Permit</td><td>Field 148, Rue des Maltières, Grouville (P.75/2008)</td><td></td><td>20</td><td></td><td></td><td></td><td>20 bungalows</td></tr>
<tr><td>7172
P/2009/2388
Permit
No Building app.</td><td>Field 274, La Lourderie, St. Clement (P.75/2008)</td><td></td><td>3

13</td><td></td><td></td><td></td><td>3 bungalows
13 flats</td></tr>
<tr><td>19304
PA/2009/2243
P/2013/0276
Pending
Probable</td><td>Field 873, Bel Royal, St. Lawrence (H2 site)</td><td></td><td></td><td>6</td><td></td><td></td><td>6 houses</td></tr>
<tr><td>16840
P/2010/1901
B/2010/1270 (for flats)
Permit
Start imminent

B/2010/1273 (30bungalows)
U/C

B/2012/1000 (2 bungalows)
Decision pending</td><td>Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008)</td><td></td><td>48
30

2</td><td></td><td></td><td></td><td>48 flats
30 bungalows
2 bungalows</td></tr>
<tr><td>1649
P/2006/0736
Old Permit expired and not extended

P/2013/0337
Pending

Probable</td><td>Former Jersey College for Girls, Rouge Bouillon, St. Helier

N.B. A planning application is being prepared for submission in 2013 (P/2013/0337). SoJDC has previously suggested it might bring forward proposals for 120 homes on the site. The ‘Regeneration Steering Group’ has agreed that 40 of the units will be identified as social rent lifelong homes for over 55s.

The Minister for P&E’s brief for the site states that it should provide for social rent and intermediate homes for purchase and that consideration may be given to some Cat. B homes</td><td></td><td>40</td><td></td><td></td><td></td><td>Est 40 flats</td></tr>
<tr><td colspan="2">Total completions due</td><td></td><td>156</td><td>6</td><td></td><td></td><td>162</td></tr>
</table>

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

Appendix 10

Schedule of projected sales of social rented housing property to tenants, by type, by end 2017

Ref.	Site	Units by Type					
		1 bed	2 bed	3 bed	4 bed	5 bed	Total
2013							
	Up to 15 sales						15
2014							
	Up to 15 sales						15
2015							
	Up to 15 sales						15
2016							
	Up to 15 sales						15
2017							
	Up to 15 sales						15
Total sales due							75

Notes:

1. *The full business case for P.33/2013 is modelled on the basis of an average of 15 sales per annum for years 2013 to 2034. The homes will go to those qualifying through the Affordable Housing Gateway. All sales are contingent on a steady and adequate supply of new homes coming on stream, either from existing sites, or new approved sites, which will contribute to the realignment and overall growth of the new Housing Company's stock.*
2. *No further sales are currently planned for States rented properties on the open market.*

Appendix 11

Known major sites with potential to deliver homes after 2017

Site	Est. Potential yield		Est. delivery date	Comments
	Cat A	Cat B		
Potentially more immediate sites (States owned and private)				
Summerland Factory, Rouge Bouillon, St. Helier	94	-	2018	Reliant on relocation of Police HQ. Outline planning app. submitted (PP/2012/0832). Minded to approve, subject to POA.
Ambulance Station HQ, Rouge Bouillon, St. Helier	76	-	2018	Reliant on relocation of Police HQ and subsequent relocation of Ambulance Station. Outline planning app. submitted (PP/2012/0825). Minded to approve subject to POA.
La Collette Flats - Low Rise (Phase 2), Green Street, St. Helier	51	-	2018	Planning guidance offered. Consultation with Housing Department.
Le Quesne Nurseries (Part), Rue de Jambart, St. Clement	30	-	2018	Recommended for rezoning in draft amendments to 2011 Island Plan. Requires States approval and planning permission.
Samares Nursery (Part), Grande Route de St. Clement, St. Clement	95	-	2018	Recommended for rezoning in draft amendments to 2011 Island Plan. Requires States approval and planning permission.
Sub-total	**346**	**-**		
Key intervention and private sites identified in North of Town Masterplan				
Ann Street Brewery, Ann Street, St. Helier		15		Potential for a private residential and commercial development. Planning permission for 15 homes approved 2012 (P/2012/0932). Some affordable homes may be provided through negotiation, but developer under no obligation.
Le Masurier Site, Bath Street, St. Helier	?	?		Potential for a private mixed-use development. Some affordable housing may be provided through negotiation, but developer under no obligation.
Jersey Gas Site, La Rue Le Masurier, St. Helier		300		Potential for a private predominantly residential development. Feasibility study estimates yield of approx. 300 units. Some affordable housing may be provided through negotiation, but developer under no obligation.

Appendix 11 (continued)

Site	Est. potential yield		Est. delivery date	Comments
	Cat A	Cat B		
Minden Place Car Park, St. Helier	?	?		May be demolished at the end of its life and redeveloped with a public square and some retail with residential above
Other major public owned potential sites				
Current Police Station Site (former school), Rouge Bouillon, St. Helier	?			The planned co-location of the Ambulance and Fire Services may be achieved on a footprint smaller than the current site. If this is the case, there may be an option to extend the current social housing development at Brighton Close.
La Motte Street Youth Centre / Sounds Workshop, 38, La Motte Street, St. Helier	28	17		Site may be available now Youth Service functions have been relocated to St. James.
Le Bas Centre, St. Saviour's Road, St. Helier	?			If current facilities are relocated to the Overdale Hospital site, the site could provide Category A homes.
Land behind Pier Road Flats (Norman's Timber Yard), St. Helier	50			To be addressed as part of forthcoming work on the regeneration zone for Mont de la Ville. The development would be an extension of the existing Housing Department site at Clos de Fort. There are rock stabilisation issues to address.
Beresford House / TTS offices (Bellozanne site), Bellozanne Road, St. Helier	?			There may be potential for residential development at the southern end of the site, if TTS activities are restructured. This could form an extension to the Housing Department's Pomme D'Or Estate, which is currently being refurbished. To be subject of Master planning exercise.
Caesarea Court, Val Plaisant, St. Helier	?			Preliminary advice given.
Convent Court, Val Plaisant, St. Helier	?			Preliminary advice given.
La Folie, Commercial Buildings, St. Helier		39		Could be developed once the Environment Department has completed a Masterplan for the 'Mont de la Ville' area of town. Major issue of noise from New North Quay to resolve.

Appendix 11 (continued)

Site	Est. potential yield		Est. delivery date	Comments
	Cat A	Cat B		
States Offices, South Hill, St. Helier		100		The site remains an operational office and is not currently available for disposal or redevelopment. It will be developed when relocation of TTS and Environment Staff is achieved. Its development will be subject to a Masterplan which is being produced for the 'Mont de la Ville' area of town.
Westmount Quarry (former Parish Depot),	16	240		Planning permission was granted for 196 apartments (including 16 sheltered apartments) etc in July 2010 (P/2008/1778). A revised planning application for 242 apartments (P/2012/1654) was approved in August 2013.
Esplanade Quarter, The Waterfront, St. Helier		388		Policy H1 in the 2011 Island Plan also flags up a potential contribution to affordable homes from the development of the Esplanade Quarter, although this does not feature in the current draft amendments to the Plan. The Jersey Development Company has previously reported that there is unlikely to be any further residential development on the St. Helier Waterfront for a few years (R.29/2013).
St. Saviour's Hospital (South), Route de la Hougue Bie, St. Saviour *Queen's House / Cherry Lodge / Orchard Home etc*		172		The site's development is reliant on the relocation of functions to the Overdale Hospital site. The site will be subject to a development brief, once it becomes available.
St. Saviour's Hospital (North), Route de la Hougue Bie, St. Saviour *Rosewood House / Clinique Pinel*		46		The site's development is reliant on the relocation of functions to the Overdale Hospital site. The site will be subject to a development brief, once it becomes available.
Other major privately owned potential sites (with permission but not commenced)				
The Jersey Pottery, Gorey Village Main Road, Grouville		62		Planning permission in 2012 (P/2011/1403). Building permit for 18 apartments in 2013 (B/2012/1151). Building app. for 16 dwellings pending (B/2013/0746).
Fort D'Auvergne Hotel, Havre des Pas, St. Helier		38		Planning permission in 2009 (P/2008/0617).

Appendix 11 (continued)

Site	Est. potential yield		Est. delivery date	Comments
	Cat A	Cat B		
Metropole Hotel, Hastings Villas & The Granary, Roseville Street, St. Helier		187		Planning permission in 2011 (P/2011/0001). Building permission for hotel in 2013 (B/2010/1255).
Castle Quays (Phase 2), The Waterfront, St. Heiler		280		Building permission in 2013 (B/2010/1221).
Zephyrus (north of Radison Hotel), The Waterfront, St. Helier		67		Building permission in 2011 (B/2010/1215).
9, La Motte Street & 35-37, Hilgrove Street, St. Helier		36		Planning permission in 2011 (P/2010/1863).
La Passage Farm, La Passage, St. Lawrence		16		Building permission in 2011 (B/2010/1278).
Beau Couperon Hotel, Rue des Alleurs, St. Martin		10		Building permission in 2011 (B/2010/0587).
Les Chasses, Rue de la Vallee, St. Mary		12		Planning permission in 2011 (P/2010/0384).
Hotel des Pierres, Mont de la Greve de Lecq, St. Ouen		10		Planning permission in 2012 (P/2011/0680). Building permit to convert to 9 units in 2010 (B/2010/0756). Building permit for new build of 10 units pending (B/2013/0548).
St. Peter's Country Apartments, Route de Beaumont, St. Peter *COU of remaining self catering units to homes.*		28		Planning permission in 2009 (P/2008/2041). On-going.
Hotel Normandie, Greve d'Azette, St. Saviuor		38		Planning permission in 2009 (P/2009/0995)
Hotel de France (wing), St. Saviour's Road, St. Saviour		51		Planning permission in 2012 (P/2012/0387)
Hue Street Car Parks, Hue Street, St. Helier		12		Planning permission was granted to Property Holdings for 12 homes in Feb. 2011 (P/2007/1367). The site has subsequently been sold to Romerils, which is continuing to use the site as a car park.

Appendix 12

Status of sites previously zoned for Category A housing (at 9th September 2013)

Remaining sites (H2) from 2002 Island Plan

Of the 11 sites originally zoned for Category A housing in the 2002 Island Plan, one remains to be developed and this remains zoned under Policy H2 of the 2011 Island Plan.

- **H2 (10) Field 873, St Lawrence** (indicative yield: 14 homes)
  Preliminary advice (PA/2009/2243) for an initial scheme of 12 dwellings (7 first time buyer and 5 Lifelong social rented homes) was given in March 2010. In February 2013, the owner submitted a planning application to construct 6no. Over 55's social rented dwellings and 6no. Category A dwellings for purchase (P/2013/0973). The decision is still pending.

Sites approved by the States of Jersey in 2008 (P.75/2008)

In July 2008, the States of Jersey approved Projet 75/2008, which rezoned 8 sites throughout the Island for Category A housing and primarily for Lifelong Homes. The sites remain zoned under Policy H2 of the 2011 Island Plan. Their current status is as follows:

- **Fields 818 and part of Field 873, Trinity *(indicative yield: 12 x Social Rented Lifelong Homes)***
  14 lifelong dwellings completed in August/September 2010.
- **Land north east of Maison St. Brelade *(indicative yield: extension to form 8 units of accommodation)***
  Building consent (B/2009/1208) granted for a 21 bedroom extension in February 2010. Work started in January 2011 and not yet signed off as complete.
- **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)***
  33 dwellings completed in March 2012.
- **Field 274, La Lourderie, St. Clement (*indicative yield: 34 Lifelong homes)***
  Planning permission (P/2009/2388) was granted in June 2010 for 42 lifelong dwellings for the over 55s (16 social rental and 26 open market). An app. to alter the planning permit (including unit types) is still pending (P/2013/1005). A Building Permit was granted in 2013 for 19 cottages and 29 flats (B/2013/0643). Not yet started.
- **Field 605, St. John (*indicative yield: 16 Lifelong homes)***
  14 open market lifelong homes completed in June 2012.

  The development of this site was linked with the development of Field 148 Grouville (see comments for next site).
- **Field 148, Rue des Maltières, Grouville (*indicative yield: 20 Lifelong homes)***
  Building consent granted in July 2011(B/2011/0280) for 20 social rent lifelong dwellings for the Parish of Grouville. Work started in April 2012 and completed September 2013.

  Field 605, St. John and Field 148, Grouville is 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).
- **Langtry Gardens, Fields 516, 516A, 517 and 518, St. Saviour (*indicative yield: 98 open market Lifelong homes and 80 social rented Lifelong homes)***
  Building consent granted in January 2013 (B/2010/1270)for 48 social rented Lifelong apartments. Work commenced in February 2013 and still in progress..

Building consent granted in August 2011 (B/2010/1273) for 30 social rented Lifelong bungalows and 86 open market cottages. Work commenced in February 2012. 16 homes completed and 52 are under construction.

Building consent granted in February 2013 (B/2012/1000) for 2 social rented Lifelong bungalows. Work yet to commence.

Building consent granted in March 2013 (B/2012/1125) for 14 open market Lifelong dwellings. Work yet to commence.

- **Field 578, Trinity (*indicative yield: 36 homes - a mix of f-t-b and social rented Lifelong homes)***
  Building consent granted in May 2012 (B/2012/0240) for 25 dwellings for purchase (Phase 1). Work started in January 2013 and still in progress.

  Building consent granted in July 2012 (B/2012/0358) for 4 social rented dwellings and 14 dwellings for purchase (Phase 2). Work has not yet started.

States of Jersey

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Cover picture courtesy of Jersey Evening Post