



Residential land availability

January 2011

Preface

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.

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.

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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.

The information provided here describes the situation at the start of 2011 and effectively supplements the information included in the Department of the Environment's earlier reports entitled:

- '*An Interim Review of Residential Land Availability*', February 2010; and
- '*Residential Land Availability Statistics @ Start 2010*', June 2010.

Following the approval of the 2011 Island Plan, it is the intention to provide regular monitoring reports on housing land availability and the performance of related planning policies.

2. Summary of findings

The evidence available on housing supply suggests that the Island is in a good position to meet overall demand for new homes during the first five years of the 2011 Island Plan. Current outstanding housing commitments and other identified sources of housing supply considerably exceed the overall requirement for 2,000 homes during the period. This is largely down to an excess in land availability for private Category B development. In contrast, the evidence suggests that the existing and potential overall supply for Category A homes at this time will only just be sufficient to meet the identified requirement for 500 homes up to the end of 2015.

Despite the findings of this review and the apparent generally favourable land availability situation at the start of 2011, there can be no room for complacency. There are some significant challenges facing the Island at this time in relation to housing provision, which require more detailed consideration. Furthermore, it is important to keep the housing situation under close scrutiny, to provide regular up-to-date information, identify any unforeseen changes in circumstances and ensure that such changes are responded to effectively and in a timely manner.

3. Future considerations

Examples of key areas which present significant challenges and require more detailed consideration, including:

- The provision of 'affordable homes' for residents and key workers;
- The future role of social rented housing (in the light of the '*Whitehead Report*'); and
- Matching the type and size of homes supplied to identified requirements;

- Planning to meet the future housing needs of a rapidly growing elderly population; and
- The continuing economic downturn and the current depressed nature of the local housing market.

Housing affordability is perhaps 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. To assist the procurement of required affordable homes, the Department of Environment is currently conducting a review of the draft supplementary planning guidance for Island Plan Policy H3 (Affordable Housing), including the associated standard viability assessment model for new housing developments. It is doing so in consultation with the construction industry.

On the demand side, there is a need for more in-depth information about housing requirements to help ensure appropriate delivery of new homes across all tenures. When it is set up, the new 'housing gateway' will help provide better information about the numbers of affordable homes required (including social rented, shared ownership / Jersey Homebuy 2, designated first-time buyer, and self-build or other housing developed specifically at reduced costs and available through the gateway). The new 'Housing Needs Survey' which is scheduled to be carried out by the States Statistics Unit in 2012 will also provide valuable up-to-date and detailed information on housing requirements, including the types and sizes of homes required in each tenure group.

4. Recent completions in the qualified sector

Annual completions

Table 1 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 past trends. Despite reductions in net completions in the last three years, during the economic downturn, residential construction work since 2002 has been impressive resulting in approximately 4,700 new homes. The average building rate during the last nine years of approximately 520 new homes per year is very healthy and significantly exceeds the average rate of completions achieved in the preceding 16 years (366) during the life of the 1987 Island Plan.

The average rate for purpose-built Category A and Category B homes during the 9 years to the end of 2010 was 166 and 356 homes per year respectfully. However, the figures take no account of the proportion of the completions currently included in Category B private developments, which will have contributed to meeting identified Category A requirements.

Table 1: Housing completions in qualified sector

| Completed Dwellings (net) | | | | | | |
|---|--|---|--|--|-------------------------------------|--------------------------|
| Year | Purpose built first-time buyer homes^{*5} | Purpose built social rented homes^{*6} | Purpose built open mkt l/long / retiremnt homes | Total purpose built Cat A completions | Other demand housing (Cat B) | Total completions |
| 1986 | 107 | 40 | | 147 | 232 | 379 |
| 1987 | 23 | 225 | | 248 | 106 | 354 |
| 1988 | 108 | 136 | | 244 | 103 | 347 |
| 1989 | - | 147 | | 147 | 128 | 275 |
| 1990 | 17 | 130 | | 147 | 289 | 436 |
| 1991 | 76 | 75 | | 151 | 325 | 476 |
| 1992 | 139 | 130 | | 269 | 159 | 428 |
| 1993 | 187 | 86 | | 273 | 243 | 516 |
| 1994 | 81 | 197 | | 278 | 175 | 453 |
| 1995 | 165 | 50 | | 215 | 199 | 414 |
| 1996 | 15 | 70 | | 85 | 224 | 309 |
| 1997 | 12 | (137) | | (125) | 142 | 17 |
| 1998 | - | 51 | | 51 | 186 | 237 |
| 1999 | 79 | 78 | | 157 | 240 | 397 |
| 2000 | - | 60 | | 60 | 312 | 372 |
| 2001 | 59 | 26 | | 85 | 367 | 452 |
| Sub-total | 1068 | 1364 | | 2432 | 3430 | 5862 |
| Ave. annual 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} | (-14) ^{*1} | | 54 | 171 | 225 |
| 2009 | 81 ^{*2} | 45 ^{*1} | 5 | 131 | 283 | 414 |
| 2010 | 8 ^{*2} | 2 ^{*1} | | 10 | 191 | 201 |
| Sub-total | 766 | 722 | 5 | 1,493 | 3,201 | 4,694 |
| Ave. annual completion 2002-2010 | | | | 166 | 356 ^{*4} | 522 ^{*4} |

^{*1} see Appendix 1 for details; ^{*2} see Appendix 2 for details; ^{*3} includes lodging and staff accommodation; ^{*4} excludes lodging and staff accommodation; ^{*5} now includes Jersey Homebuy; ^{*6} includes social rental lifelong homes

Distribution of completions

Most of the net increase in homes over this 9 year period (61%) was in the urban parishes of St. Helier (41%), St. Saviour (8%) and St. Clement (12%), as indicated in Table 2 below. This is very much in line with the 'spatial strategy' for new development set out in the 2002 Island Plan, which promoted more sustainable development concentrated in urban areas (N.B. a strategy which has been reinforced in the 2011 Island Plan).

Table 2: Net completions of new homes in the qualified sector, by parish, 2002 – end 2010

| Parish | New Homes by Category | | Total Homes Completed | % |
|--------------|--|--------------|-----------------------|--------------|
| | Purpose Built Category A ^{*1} | Category B | | |
| St. Brelade | 0 | 269 | 269 | 5.7 |
| St. Clement | 264 | 278 | 542 | 11.6 |
| Grouville | 17 | 107 | 124 | 2.7 |
| St. Helier | 701 | 1244 | 1945 | 41.4 |
| St. John | 40 | 87 | 127 | 2.7 |
| St. Lawrence | 119 | 268 | 387 | 8.2 |
| St. Martin | 64 | 100 | 164 | 3.5 |
| St. Mary | 0 | 64 | 64 | 1.4 |
| St. Ouen | 42 | 129 | 171 | 3.6 |
| St. Peter | 82 | 267 | 349 | 7.4 |
| St. Saviour | 140 | 230 | 370 | 7.9 |
| Trinity | 24 | 158 | 182 | 3.9 |
| TOTAL | 1,493 | 3,201 | 4,694 | 100.0 |

^{*1} excluding contribution from private Category B developments.

Completions by type and size

Table 3 gives an indication of the types and sizes of the homes which were completed for Category A and Category B purposes in 2010. The majority of completions (79%) were 2- and 3-bed homes. As in 2009, the net total of 201 homes was fairly evenly spread between flat completions (42%) and house completions (58%). This is different to the preceding two years (2007 and 2008) when the great majority of completed homes were houses. Prior to 2007, the prevalent trend was for the majority of units completed being flats.

Table 3: Net completions of new homes in qualified sector, by type and size, 2010

| Type of Home | Size of Home | | | | | | Total |
|------------------------|--------------|-------|-------|-------|--------|-------------|-------|
| | 1-bed | 2-bed | 3-bed | 4-bed | 5-bed+ | Unspecified | |
| Category B completions | | | | | | | |
| Flats ^{*1} | 20 | 54 | 17 | - | - | -6 | 85 |
| Houses ^{*2} | 11 | 10 | 48 | 34 | 9 | -6 | 106 |
| Sub-Total | 31 | 64 | 65 | 34 | 9 | -12 | 191 |
| % | 16.2 | 33.5 | 34.0 | 17.8 | 4.7 | (-6.2) | 100.0 |
| Category A completions | | | | | | | |
| Flats ^{*1} | - | - | - | - | - | - | - |
| Houses ^{*2} | (-19) | 15 | 14 | - | - | - | 10 |
| Sub-Total | (-19) | 15 | 14 | - | - | - | 10 |
| % | (-190) | 150.0 | 140.0 | - | - | | 100.0 |
| TOTAL | 12 | 79 | 79 | 34 | 9 | -12 | 201 |
| % | 6.0 | 39.3 | 39.3 | 16.9 | 4.5 | (-6.0) | 100.0 |

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

5. Outstanding commitments in the qualified sector

Commitments by type

Table 4 provides details of outstanding commitments for new homes in the 'qualified sector' at the end of 2010. It illustrates good levels of commitments (i.e. nearly 3,000 homes), which comfortably exceed the target requirements for new homes in the first half of the 2011 Island Plan period up to the end of 2015. Of course, not all the commitments will be completed in that timeframe, but the majority should be, including:

- the 974 Category B homes under construction at the end of 2010;
- a proportion of both the 1500 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 2011- 2015);
- virtually all the 83 outstanding commitments for first time buyer homes (whether or not they were under construction at the start of 2011);
- the commitments for Lifelong homes (approx. 350 homes) and other social rented homes under construction (approx. 100 homes).

The commitments for other social rented homes during the period show a net loss of 24 homes, which reflects the Housing Department's ongoing programme of redeveloping its outworn housing developments.

Table 4: Outstanding commitments for new homes in qualified sector, at start 2011

| Outstanding Planning Permissions | | | | Homes under construction (Net) (b) | Other commitments which may yield or involve loss of units before the end of 2015 | | 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) | - | 26 | 26 | 15 | 42 | - | 83 ^{*2} |
| Lifelong Homes (open market) | - | 40 | 40 | 3 | 120 | - | 163 ^{*3} |
| Lifelong Homes (soc. rented) | - | 51 | 51 | 15 | 124 | - | 190 ^{*4} |
| Other Social Rented | - | (-142) | (-142) | 94 | 24 | - | (-24) ^{*5} |
| Total Category A | - | (-40) | (-40) | 142 | 310 | - | 412 |
| Other demand housing (Cat B) ^{*6} | 396 | 1,182 | 1,578 ^{*1} | 974 | - | - | 2,552 |
| Total (all housing) | 396 | 1,157 | 1,553 | 1,101 | 310 | - | 2,964 |

^{*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 for details; ^{*6} These figures take no account of the potential 160 or so owner occupied homes which would be released when the owners downsize to open market Lifelong homes.

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

- the remnants of development sites rezoned for the purpose under Policy H2 of the 2002 Island Plan; and
- the fields zoned by the States in July 2008, primarily for Lifelong Homes (P.75/2008) and included in the 2011 Island Plan.

The current status of these sites is outlined in Appendix 12.

Distribution of commitments

Table 5 illustrates the availability of housing commitments by parish. As with completions over the last 9 years, most of the commitments are concentrated in the main urban parishes (76%), including St. Helier (62%) and St. Saviour (12%). The low level of net commitments in St. Clement (2%) is due, in part, to losses of homes associated with redevelopment and refurbishment of outworn housing.

Table 5: Housing commitments for net new homes in qualified sector, by parish @ start 2011

| Parish | House Type | Outstanding Permissions | Homes under construction | Other Commitments | Total Commitments | |
|---------------------|-------------------|-------------------------|--------------------------|-------------------|-------------------|------|
| | | | | | No. | % |
| St. Brelade | Cat B | 26 | 91 | - | 117 | 6.7 |
| | F-t-b | 26 | - | - | 26 | |
| | Lifelong Homes | - | - | 55 | 55 | |
| | Other Social Rent | - | - | - | - | |
| St. Clement | Cat B | 50 | 22 | - | 72 | 1.7 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | 42 | - | - | 42 | |
| | Other Social Rent | (-147) | 60 | 24 | (-63) | |
| Grouville | Cat B | 66 | 23 | - | 89 | 3.7 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | 20 | - | - | 20 | |
| | Other Social rent | - | - | - | - | |
| St. Helier | Cat B | 1,168 | 620 | - | 1,788 | 61.9 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | - | - | 9 | 9 | |
| | Other Social Rent | 5 | 34 | - | 39 | |
| St. John | Cat B | 26 | 16 | - | 42 | 1.9 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | 14 | - | - | 14 | |
| | Other Social Rent | - | - | - | - | |
| St. Lawrence | Cat B | 28 | 21 | - | 49 | 2.0 |
| | F-t-b | - | - | 12 | 12 | |
| | Lifelong Homes | - | - | - | - | |
| | Other Social Rent | - | - | - | - | |
| St. Martin | Cat B | 29 | 16 | - | 45 | 1.5 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | - | - | - | - | |
| | Other Social Rent | - | - | - | - | |

| Parish | House Type | Outstandi ng Permissio ns | Homes under constructi on | Other Commitm ents | Total Commitments | |
|---------------|-------------------|------------------------------------|------------------------------------|--------------------------|-------------------|-------|
| | | | | | No. | % |
| St. Mary | Cat B | 5 | 6 | - | 11 | 1.5 |
| | F-t-b | - | 15 | - | 15 | |
| | Lifelong Homes | - | 18 | - | 18 | |
| | Other Social Rent | - | - | - | - | |
| St. Ouen | Cat B | 26 | 29 | - | 55 | 1.9 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | - | - | - | - | |
| | Other Social Rent | - | - | - | - | |
| St. Peter | Cat B | 77 | 21 | - | 98 | 3.8 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | 15 | - | - | 15 | |
| | Other Social Rent | - | - | - | - | |
| St. Saviour | Cat B | 71 | 101 | - | 172 | 11.9 |
| | F-t-b | - | - | - | - | |
| | Lifelong Homes | - | - | 180 | 180 | |
| | Other Social Rent | - | - | - | - | |
| Trinity | Cat B | 6 | 8 | - | 14 | 1.5 |
| | F-t-b | - | - | 30 | 30 | |
| | Lifelong Homes | - | - | - | - | |
| | Other Social Rent | - | - | - | - | |
| Totals | Cat B | 1,578 | 974 | - | 2,552 | 100.0 |
| | F-t-b | 26 | 15 | 42 | 83 | |
| | Lifelong Homes | 91 | 18 | 244 | 353 | |
| | Other Social Rent | (-142) | 94 | 24 | (-24) | |
| | GRAND TOTAL | 1,553 | 1,101 | 310 | 2,964 | |

Commitments by type and size

Table 6 gives an indication of the types and sizes of the homes to be provided from known Category A and Category B commitments at the start of 2011. The commitments cover a range of dwelling types and include nearly 2,000 flats (66%) and approximately 1,000 houses (34%). The evidence also suggests that currently in the pipeline, there are significant additional supplies of 1- and 2-bedroom accommodation (83% of which are flats) and reasonably healthy supplies of 3- and 4-bedroom family homes (80% of which are houses).

Table 6: Outstanding commitments for new qualified sector homes, by type and size, at start 2011

| 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} | 728 | 954 | 194 | 8 | - | 4 | 1,888 |
| Houses ^{*2} | 31 | 105 | 283 | 187 | 50 | 8 | 664 |
| Sub-Total | 759 | 1,059 | 477 | 195 | 50 | 12 | 2,552 |
| Known Social Rented Commitments (excluding Lifelong Homes) | | | | | | | |
| Flats ^{*1} | 39 | (-30) | (-46) | (-4) | - | - | (-41) |
| Houses ^{*2} | 1 | (-22) | 34 | 3 | 1 | - | 17 |
| Sub-total | 40 | (-52) | (-12) | (-1) | 1 | - | (-24) |
| Known First-time Buyer Commitments | | | | | | | |
| Flats ^{*1} | - | - | - | - | - | - | - |
| Houses ^{*2} | - | - | 78 | 5 | - | - | 83 |
| Sub-total | - | - | 78 | 5 | - | - | 83 |
| Known Lifelong Homes Commitments | | | | | | | |
| Flats ^{*1} | 11 | 100 | - | - | - | - | 111 |
| Houses ^{*2} | - | 242 | - | - | - | - | 242 |
| Sub-Total | 11 | 342 | - | - | - | - | 353 |
| Total | 810 | 1,349 | 543 | 199 | 51 | 12 | 2,964 |

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

Outstanding commitments for older persons' housing

At the beginning of 2011 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 7.

Table 7: Outstanding commitments for older persons' homes @ start 2011

| Address | Number of homes | Description |
|---|------------------------|--------------------|
| 2-4, Journeaux Street, St. Helier | 9 | Retirement homes |
| Field 633, Grande Route de St Pierre, St. Peter | 15 | Lifelong Homes |
| Field 274, La Lourderie, St. Clement | 42 | Lifelong Homes |
| Fields 516, 516A, 517 and 518, St. Saviour | 180 | Lifelong Homes |
| Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade | 55. | Lifelong Homes |
| Field 148, Rue des Maltieres, Grouville | 20 | Lifelong Homes |
| Fields 561 and 562, St. Mary | 18 | Lifelong Homes |
| Field 605, St. John | 14. | Lifelong Homes |
| Total* | 353 | |

* This does not include redevelopments and refurbishments at existing Housing Department sites, which are producing numbers of units aimed at older, less mobile members of the community.

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

7. Other potential housing supply

The 2011 Island Plan identifies a range of supply sources which can potentially generate 2,425 new homes over the first five year period 2011-2015. These are set out in Table 8 and comprise 400 Category A and 2,025 Category B homes. It can be seen that heavy reliance is placed on the opportunities presented by the St. Helier Waterfront, town regeneration and private windfall developments located elsewhere in the built-up area.

Table 8: Supply of homes provided for in the 2011 Island Plan, 2011-2015.

| Supply Source | Estimated Number of Units | | |
|---|---------------------------|--------------|--------------|
| | Cat A | Cat B | Total |
| 2002 Island Plan Category A housing sites | 125 ^{*1} | - | 125*1 |
| 2002 Island Plan amendment: Lifelong and first-time buyer homes | 350 | - | 350 |
| St. Helier Waterfront | - | 600 | 600 |
| Town of St. Helier regeneration | 75 | 675 | 750 |
| Windfall developments elsewhere | 75 | 750 | 825 |
| Housing in Rural Centres (IP Policy H5) | 25 | - | 25 |
| States Owned Land | 50 | - | 50 |
| Less outworn sites ^{*2} | (-300) | - | (-300) |
| Total | 400 | 2,025 | 2,425 |

^{*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

8. Comparing known housing supply with overall requirements for homes in the qualified sector

The figures in Table 9 look to apply known and likely housing supply to estimated requirements set out in the 2011 Island Plan.

It can be seen that, in broad terms, the housing completions to-date combined with known outstanding commitments and identified supply sources more than match the identified total requirements up to the end of 2015. In fact, they greatly exceed identified total requirements by the order of 800 homes. This is largely down to an excess of land availability for private Category B development.

The Category A situation is different in that the existing and potential supply at this time just about equates to the identified requirement for 500 homes.

Table 9: Comparison between estimated requirements for new homes, 2011 – 2015
(based on 2011 Island Plan) **and supply**

| | Cat. A homes | Cat. B homes | Total homes |
|---|--|---|---|
| Identified requirements for homes 2011-2015 (based primarily on population and household modelling and an assumed net inward migration of +150 h/hs): | 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) | (8) | | (8) |
| Less Cat.B completions during 2010 ^{*2} | | <u>(191)</u> | <u>(191)</u> |
| | (10) | (191) | (201) |
| Less known outstanding Category A commitments (likely / capable of yielding before end 2015): | | | |
| - Lifelong Homes (Open Market) | (163) | | (163) |
| - Lifelong Homes (Social Rented) | (190) | | (190) |
| - Other Social Rented (purpose built) | (-24) | | (-24) |
| - First-time Buyer (purpose built) (including Homebuy) | <u>(83)</u> | | <u>(83)</u> |
| | (412) | | (412) |
| Less Cat B commitments @ start 2011 (under construction only); ^{*3} | | (974) | (974) |
| Requirements less known completions and commitments: | 78 | 335 | 413 |
| Less other supply sources identified in 2011 Island Plan and not accounted for above: | | | |
| • Town of St. Helier ^{*4} | (42) | (562) | (604) |
| • Windfall Sites Elsewhere ^{*5} | (75) | (396) | (471) |
| • Rural Centres (Policy H5 – Housing in Rural Areas) | (25) | | (25) |
| • St. Helier Waterfront ^{*6} | | (216) | (216) |
| • Surplus States Owned Sites ^{*9} | <u>(50)</u> | — | <u>(50)</u> |
| | (192) | (1,174) | (1,366) |
| Plus remaining units to be lost through the redevelopment of outworn social rented hsg estates ^{*7} | (-125) | | (-125) |
| Projected remaining requirements to end 2015 | Shortfall of approx. 11 ^{*8} | Provision above target approx. 839 | Provision above target approx. 828 |

See notes over:

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. This takes no account of:
 - Cat B consents not commenced at start 2011 but which will complete by end of 2015;
 - 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.
- *4. The 2011 Island Plan estimated a potential yield of 75 Category A homes and 675 Category B homes in the town. 146 homes are already accounted for as being under construction at Hotel Rex, Salisbury Crescent, Sunshine Hotel, Gardener & Sussex House and Sacre Coeur (33 x Cat A and 113 x Cat. B).
- *5. The estimated yield is for 825 private windfall units over the 5 years between 2011 and 2015 @ a conservative 165 homes/annum. 354 units are already accounted for as being under construction outside St. Helier, thus leaving 471 units not accounted for. The Island Plan affordable housing policy will have some impact in the timeframe. It is anticipated that this will contribute the 75 affordable homes required.
- *6. The 2011 Island Plan estimates a yield of 600 homes on St Helier Waterfront up to 2015. 384 homes are already accounted for as being under construction at Castle Quays, leaving 216 homes not accounted for. The balance is likely to be met from outstanding permits for Zepherus (59 homes), Esplanade Quarter (388 homes) or Caste Quays Phase II (280 homes).
- *7. The 2011 Island Plan estimates a net loss of 300 social rented homes between 2011 and 2015, associated with planned redevelopment and upgrading of old outworn housing estates. The Housing Department has advised that this figure should prpbably be revised down to 100-150 units, given where it is currently with its refurbishment programme and taking into account recent losses and planned losses over the first 5 year period of the Island Plan.
- *8. The target figure is likely to be met if one takes into account that certain planned private Category B developments are likely to contribute directly to meeting some first-time buyer needs.
- *9. Island Plan Policy H1 requires planning permissions to be secured for 150 affordable homes on States owned land within 2 years of the Plan's adoption. It is realistic to expect that the majority of these homes will be delivered at the beginning of the second 5-year plan period.

It is important to emphasise that the conclusions reached from Tables 9 rely heavily on the following housing yield assumptions:

- new homes will arise in good numbers from town regeneration and the St Helier Waterfront (750 homes and 600 homes respectively);
- there will be a continuing healthy supply of private windfall developments elsewhere in the built-up area (825 homes); and
- all the remaining sites zoned for Lifelong Homes and First-time Buyer homes in P.75/2008, will come forward for development (300 homes). The current status of these sites is given in Appendix 12.

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 recent economic downturn has accounted for the delays experienced in advancing a number of allocated sites and approved developments.

9. Key issues arising

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

- the provision of 'affordable homes' for residents and key workers;
- the future role of social rented housing, in the light of the 'Whitehead Report';
- the need to identify the type and size of homes required and to match these with supply; and
- planning to meet the future housing needs of a rapidly growing elderly population.

10. Unqualified sector

This matter is also addressed in '*An Interim Review of Residential Land Availability*', Planning Department, 2010. Assessing the current position continues to be hampered by a lack of available data. However, from the evidence available at the time, the above report concludes that there seems no reason why the market cannot continue to be successful in meeting estimated requirements in the foreseeable future.

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, Ann Street, (former Cleveland Garage / St. Helier Garages), (Phase 1), 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 |
| 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) | (-1) | (-40) | 28 | | (-1) | (-14) |
| 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 (bungalows), Le Squez, St. Clement | (-19) | | | | | (-19) bungalows |
| 4374 P/2006/0623 | Victoria Cottage Homes, St. Saviour's Hill, St. Saviour | | 1 | | | | 1 house |
| 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 |
| 2206/1365 B/2009/0038 | Uplands Hotel – Phase 1, Field 1218, Mont-a-l'Abbe, St. Helier ^{*1} | | | 6 | | | 6 houses |
| | Sub-total (net) | (-19) | 15 | 6 | | | 2 |
| Total completions | | 299 | 142 | 250 | 27 | 4 | 722 |

^{*1} The 6 homes completed in 2010 at Uplands (Field 1218), Mont-a-l'Abbe for Homebuy are likely to become social rented, if they cannot be sold for Homebuy, under the terms of the associated POA. The revised Homebuy mechanism has yet to be brought back to the States of Jersey for approval.

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 Tenure swap F.1370, St. Helier | Field 812A, Bagot Manor Farm, St. Saviour | | | 15 | | | 15 houses |
| 3289 B/2006/1217 | Field 40, La Rue de Maupertuis, St. Clement (H2 site) | | | 13 | | | 13 houses |
| None P/2006/2489 | La Providence, Fields 848, 851, 853 & 854, Bel Royal, St. Lawrence (H2 site) | | | 11 | 5 | | 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 Approval was also for 6 HOMEBUY units, but these are now likely to become Social Rented ^{*1} | | | 8 | | | 8 houses |
| | Sub-total (net) | - | - | 8 | - | - | 8 |
| Total completions | | 42 | 126 | 533 | 65 | - | 766 |

^{*1} At the start of September 2011, the 6 completed Homebuy units remained unoccupied. Due to the terms of the POA, these units are likely to become social rented, if they cannot be sold for Homebuy. Homebuy cannot be currently met, because the revised Homebuy mechanism has yet to be brought back to the States of Jersey for approval. In the interim, for the purposes of this report, the 6 homes in question will be classed as Social Rented homes.

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 |
| Total completions | | | 5 | | | | 5 |

Appendix 4

Schedule of social rented housing property sales on the open market, by type, 2004-2010

| Ref. | Site | Units by Type | | | | | |
|------|---|---------------|----------|----------|----------|----------|---------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| 2004 | | | | | | | |
| | 101, Don Road, St. Helier | | | 1 | 1 | | 2 flats |
| | Sub-total (net) | - | - | 1 | 1 | | 2 |
| 2005 | | | | | | | |
| | Amy's House, La Route de St. Catherine Fief de la Reine, St. Martin | | 1 | | | | 1 house |
| | Winchester House, Winchester Street, St. Helier | 3 | | | | | 3 flats |
| | Old Eastern Telephone Exchange & Cottage, La Rue de la Hambie Sous La Hougue, St. Saviour | | | 1 | | | 1 house |
| | Old Station House, Corbiere, St. Brelade | | | | 1 | | 1 house |
| | Caledonia Close, St. Helier | 8 | | | | | 8 flats |
| | L'Hopital, La Route de St. Catherine De Rozel, St. Martin | | 1 | | | | 1 house |
| | Sub-total (net) | 11 | 2 | 1 | 1 | | 15 |
| 2006 | | | | | | | |
| | La Falaise, La Rue du Flicquet, St. Martin | | 1 | | | | 1 house |
| | Sub-total (net) | | 1 | | | | 1 |
| 2007 | | | | | | | |
| | 17, Devonshire Place, St. Helier | | | 1 | | | 1 house |
| | 19, Devonshire Place, St. Helier | | 1 | | | | 1 house |
| | 4, Boulevard Avenue, St. Helier | | | | | 1 | 1 house |
| | 39, Midvale Road, St. Helier | | | | | 1 | 1 house |
| | Sub-total (net) | | 1 | 1 | | 2 | 4 |
| 2008 | | | | | | | |
| | Medina, Seale Street, St. Helier | 3 | | | | | 3 flats |
| | Sub-total | 3 | | | | | 3 |

| Ref. | Site | Units by Type | | | | | |
|-------------|--|---------------|----------|----------|----------|----------|---------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| 2009 | | | | | | | |
| | 10, Duhamel Place, St. Helier | 2 | | 1 | | | 3 flats |
| | 12, Duhamel Place, St. Helier | 2 | | 1 | | | 3 flats |
| | 6, Pomona Road, St. Helier | | | 1 | | | 1 house |
| | 17, Charles Street, St. Helier | | | | 1 | | 1 house |
| | Sub-total | 4 | | 3 | 1 | | 8 |
| 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 |
| Total sales | | 18 | 6 | 7 | 4 | 4 | 39 |

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, 2007-2010

| 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 | | | | | | | |
| | Various | | 2 1 | 4 | | | 2 flats 5houses |
| | Sub-total | | 3 | 4 | | | 7 |
| Total sales | | | 31 | 72 | 9 | | 112 |

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 2015

| Ref. | Site | Units by Type | | | | | |
|--|---|---------------|----------|----------|----------|----------|-----------------------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| Completions due 2011 | | | | | | | |
| 1365 P/2007/1213 Permit | Units 17 & 18, Le Grand Clos, St. Helier (Jersey Homes Trust – covert to 6-bed home) | | | (-2) | | 1 | (-2) 1 house |
| 4867 P/2008/1677 B/2009/0930 Permit | Clos du Paradis, La Pouquelaye, St. Helier | | | (-24) | | | (-24) houses |
| 13439 P/2001/2087 B/2003/0592 B/2007/1265 U/C (complete June 2011) | Salisbury Crescent, La Rue Le Masurier, St. Helier | 24 1 | | 7 | 2 | | 24 flats 10 houses |
| P/2009/2082 B/2010/0602 U/C | Field 633, La Grand Route de St Pierre, St. Peter (LIFELONG HOMES) | | 15 | | | | 15 bungalows |
| | Sub-total (net) | 25 | 15 | (-19) | 2 | 1 | 24 |
| Completions due 2012 | | | | | | | |
| 4867 P/2008/1677 B/2009/0930 Permit | Clos du Paradis, La Pouquelaye, St. Helier | | | 29 | 1 | | 30 houses |
| 2884 P/2009/0780 B/2009/0876 U/C | 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 U/C | Fields 561 and 562, St. Mary (LIFELONG HOMES) | | 15 | | | | 15 bungalows |
| | Sub-total (Net) | 21 | 33 | 50 | 1 | | 105 |

| Ref. | Site | Units by Type | | | | | |
|--|---|---------------|----------|----------|----------|----------|-----------------------------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| Completions due 2013 | | | | | | | |
| 20609/13426 P/2010/0791 Decision pending Definite | 2-4, Journeaux Street, St. Helier (LIFELONG HOMES) | 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 Decision pending | Field 148, Rue des Maltieres, Grouville (LIFELONG HOMES) | | 20 | | | | 20 bungalows |
| New application to be submitted | Le Squez Estate (Phase 2c) Le Squez, St. Clement | 10 | 9 | 2 3 | | | 21 flats 3 houses |
| | Sub-total (Net) | 19 | 45 | 5 | | | 69 |
| Completions due 2014 and 2015 | | | | | | | |
| 2884 P/2007/2849 Permit | Le Squez (flats), Le Squez, St. Clement | (-16) | (-54) | (-30) | | | (-100) flats |
| 2884 P/2007/2849 Permit | Le Squez Estate (houses), Le Squez, St. Clement | | (-25) | (-18) | (-4) | | (-47) houses |
| 1270 P/2009/2419 Planning App. decision still pending | Field 91A, Belle Vue (Lesquende), Les Quennevais, St. Brelade (LIFELONG HOMES) | | 35 | | | | 35 flats |
| P.75/2008 16840 P/2010/1901 Decision pending | Fields 516, 516A, 517 and 518, St. Saviour (LIFELONG HOMES) | | 48 32 | | | | 48 flats 32 bungalows |
| | Sub-total (Net) | (-16) | 36 | (-48) | (-4) | | (-32) |
| Total completions due (net) 2011 to end 2015 | | 49 | 129 | (-12) | (-1) | 1 | 166 |

Note: Plans to convert 39 bedsits to 22no. 1-bed flats at Hampshire Gardens, Aquila Road, St. Helier have been the subject of preliminary advice, but will not be implemented in the above timeframe.

Appendix 7

Schedule of known completions due for first-time buyer housing, by type, by end 2015

| Ref. | Site | Units by Type | | | | | |
|---|---|---------------|----------|----------|----------|----------|--------------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| Completions due by end 2015 | | | | | | | |
| P/2007/0223 B/2007/0654 B/2009/0397 Started & stopped | 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 Started & stopped | Fields 190, 191 & 192, La Rue de la Sergente, St. Brelade (H2 site) HOMEBUY | | | 12 | | | 12 houses |
| 19304 Prelim. Advice PA/2009/2243 Still no app. | Field 873, Bel Royal, St. Lawrence (H2 site) | | | 7 | | | 7 houses |
| 19304 Prelim. Advice PA/2009/2243 Still no App. | Field 873, Bel Royal, St. Lawrence (H2 site) HOMEBUY | | | 5 | | | 5 houses |
| (P.75/2008) 8053 P/2009/1600 B/2010/0234 U/C | Fields 561 and 562, St Mary | | | 10 | 5 | | 15 houses |
| (P.75/2008) P/2011/0618 Decision pending | Field 578, Trinity NB – App for 43 FTB, but ignores required tenure split | | | 30 | | | 30 houses |
| Total completions due | | | | 78 | 5 | | 83 |

Appendix 8

Schedule of known completions due for open market lifelong homes, by type, by end 2015

| Ref. | Site | Units by Type | | | | | |
|---|--|---------------|----------|----------|----------|----------|------------------------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| Completions due by end 2015 | | | | | | | |
| 8053 P/2009/1600 B/2010/0234 U/C | Fields 561 and 562, St. Mary (P.75/2008) | | 3 | | | | 3 bungalows |
| P/2010/0112 Permit Later building app B/2011/0060 | Field 605, Route du Nord, St. John (P.75/2008) (scheme U/C May 2011) | | 14 | | | | 14 bungalows |
| 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 Prelim. Advice | Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008) * | | 100 | | | | 100 cottages |
| 1270 P/2009/2419 Decision still pending | Field 91A, Belle Vue, (Lesquende), Les Quennevais, St. Brelade | | 20 | | | | 20 houses |
| Total completions due | | 2 | 161 | | | | 163 |

* Plus 42-bed residential care home

Appendix 9

Schedule of known completions due for social rented lifelong homes, by type, by end 2015

| Ref. | Site | Units by Type | | | | | |
|--|--|---------------|----------|----------|----------|----------|-----------------------------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| Completions due by end 2015 | | | | | | | |
| 4305 P/2010/0126 Permit Later building app. B/2011/0280 | Field 148, Rue des Maltières, Grouville (P.75/2008) | | 20 | | | | 20 bungalows |
| 8053 P/2009/1600 B/2010/0234 U/C | Fields 561 and 562, St. Mary (P.75/2008) | | 15 | | | | 15 bungalows |
| 7172 P/2009/2388 Permit | Field 274, La Lourderie, St. Clement (P.75/2008) | | 3 13 | | | | 3 bungalows 13 flats |
| 16840 Prelim. Advice | Fields 516, 516A, 517 and 518, St. Saviour (P.75/2008) | | 48 32 | | | | 48 flats 32 bungalows |
| 1270 P/2009/2419 Planning App. pending | Field 91A, Belle Vue, (Lesquende), Les Quennevais, St. Brelade | | 35 | | | | 35 flats |
| P/2009/2082 B/2010/0602 Permit | Field 633, La Grand Route de St Pierre, St. Peter | | 15 | | | | 15 bungalows |
| 20609/13426 P/2010/0791 Definite | 2-4, Journeaux Street, St. Helier | 9 | | | | | 9 flats |
| Total completions due | | 9 | 181 | | | | 190 |

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 housing property to social rented tenants (first-time buyers), by type, by end 2015

| Ref. | Site | Units by Type | | | | | |
|-----------------|----------------|---------------|----------|----------|----------|----------|-------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| 2011 | | | | | | | |
| | Up to 10 sales | 1 | | 6 | 1 | | 8 |
| 2012 | | | | | | | |
| | Up to 10 sales | | | | | | 10 |
| 2013 | | | | | | | |
| | Up to 10 sales | | | | | | 10 |
| 2014 | | | | | | | |
| | Up to 8 sales | | | | | | 8 |
| 2015 | | | | | | | |
| | Up to 8 sales | | | | | | 8 |
| Total sales due | | | | | | | 44 |

Appendix 11

Schedule of projected sales of housing social rented property on the open market, by type, by end 2015

| Ref. | Site | Units by Type | | | | | |
|-----------------|---|---------------|----------|----------|----------|----------|-------|
| | | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total |
| 2011 | | | | | | | |
| | La Grande Maison 2 & 3, Le Grand Cotel, St. Martin | | 1 | 1 | | | 2 |
| | Britannia House, La Rue de la Mare des Pres, St. John | | 2 | 2 | 1 | | 5 |
| | 2, Hungerford Villas, Vauxhall Street, St. Helier | | | | | 1 | 1 |
| | La Grande Maison Cottages 1&2, Le Grand Cotel, St. Martin | | 2 | | | | 2 |
| | Sub-total | | 5 | 3 | 1 | 1 | 10 |
| 2012-2015 | | | | | | | |
| | None yet confirmed | | | | | | |
| Total sales due | | | 5 | 3 | 1 | 1 | 10 |

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

Status of Zoned Category A sites (at 29 July 2011)

Remaining sites (H2) from 2002 Island Plan

Of the 11 sites originally zoned for Category A housing in the 2002 Island Plan, two remain to be developed and these remained zoned under Policy H2 of the 2011 Island Plan.

- **H2 (8) Field 190 – 192, La Rue Sergente, St Brelade** (indicative yield: 27 homes)
Planning permission for 26 homes (P/2007/0223) was granted in February 2008 and was followed by Building Permission (B/2007/0654) in December 2008. A revised building application (B/2009/0397) for 26 homes was approved in December 2009. Work started on some preliminary site works in July 2009, but was halted soon afterwards.

At the time, the developer put the delays down to the impact of the credit crunch, including increased difficulties in obtaining development finance and the lack of available / affordable mortgage finance for prospective purchasers. However, work started again in August / September 2011 and the project is scheduled to be completed in Autumn 2012.

- **H2 (10) Field 873, St Lawrence** (indicative yield: 14 homes)
More recently, because of the topography and the restricted nature of the site, the Department took the view that this site can only accommodate a Category A housing development for 10 dwellings, providing 5 first time buyer and 5 Jersey Homebuy dwellings.

Preliminary advice for an initial scheme of 12 dwellings (PA/2009/2243) was given in March 2010, but despite the development of several sketch schemes, a planning application has yet to be submitted.

Due to uncertainties about development finance, including the likely amount of subsidies required to achieve Homebuy dwellings, it is possible that the site will now be sold on.

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. These 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*)**
Planning permission (P/2008/2471) granted for 14 lifelong dwellings in February 2009. Building permission followed (B/2009/0304, B/2009/0331 and B/2009/0337) in July 2009. Work started in October 2009 and was completed in August/September 2010.
- **Land north east of Maison St. Brelade (*indicative yield: extension to form 8 units of accommodation*)**
Planning permission (P/2008/2065) granted for a 21 bedroom extension to Maison St Brelade in February 2009. Building consent (B/2009/1208) followed in February 2010. Work started in January 2011.
- **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*)**
Planning permission (P/2009/1600) granted for 33 dwellings in November 2009, providing a mix of first-time buyer, open market lifelong dwellings for the over-55s and lifelong dwellings for social rent. The approval was subject to a planning obligation being entered into. Building consent (B/2010/0234) followed in June 2010. Work started in June 2010.

- **Field 274, La Lourderie, St. Clement (*indicative yield: 34 Lifelong homes*)**
Preliminary planning advice was given in October 2009. Planning permission (P/2009/2388) granted in June 2010 for 42 lifelong dwellings for older people (over 55). A Building Application has yet to be submitted.
- **Field 605, St. John (*indicative yield: 16 Lifelong homes*)**
Planning permission (P/2010/0112) granted in December 2010 for 17 open market lifelong dwellings for older people (over 55). Building consent (B/2011/0060) for 14 open market lifelong homes followed in April 2011. Work started in May 2011.

The development of this site is linked with the development of Field 148 Grouville (see comments for next site) and it has been necessary for the developer to obtain agreements with the Parish Constables in question and negotiate necessary land swaps.
- **Field 148, Rue des Maltières, Grouville (*indicative yield: 20 Lifelong homes*)**
Planning permission (P/2010/0126) granted in December 2010 for 20 social rent lifelong dwellings for the Parish of Grouville. Building consent (B/2011/0280) followed in July 2011.

Field 605, St. John and Field 148, Grouville will be tied together with a planning obligation agreement which will deliver a 45% open market life-long homes on Field 605 and 55% social rent homes on Field 148 (reflecting the wish of the owner to offer all the homes built on Field 148 to the Parish).
- **Fields 516, 516A, 517 and 518, St. Saviour (*indicative yield: 98 open market Lifelong homes and 80 social rented Lifelong homes*)**
There were prolonged discussions with the former owner / developer which centred around the development of a mixed tenure retirement village, initially consisting of approximately 98 no. open market and 80 no. social rent lifelong dwellings (for people over 55). The initial proposals also included a residential care and dementia home, guardian accommodation, indoor and outdoor recreational facilities, shop, surgery, car parking and amenity space, and a public car park to relieve potential on-street parking in Chasse Brunet. The former owner/developer also reached an agreement with the Parish of St Saviour to provide them with thirty social rent lifelong dwellings free of charge.

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

The current developer (Dandara) obtained EIA advice on a scheme for 111 dwellings and 110 apartments in October 2010. An amended planning application (P/2010/1901) was submitted in December 2010, to construct a retirement village comprising 48 social rented apartments, 32 social rented bungalows, 100 private cottages, a care home and a community centre. The decision is still pending.
- **Field 578, Trinity (*indicative yield: 36 homes - a mix of f-t-b and social rented Lifelong homes*)**
A planning application (P/2011/0618) was submitted in June 2011 for 43 first-time buyer homes. This follows a review of the housing mix for the site by the Constable and is at odds with what the States originally zoned the land for. A decision is still pending.

Other recent Category A proposals

- **Le Squez Estate Redevelopment (Phase 2), St Clement**
Planning permission (P/2009/0780) in July 2009 for redevelopment to provide 76 Category A dwellings (42 flats and 32 houses). Building consent (B/2009/0876) followed in February 2010. Work started in July 2010.
- **Uplands Hotel (Field 1218), St. Helier**
An additional planning permission (P/2009/1092) was granted in January 2011 for the northern part of the Field 1218 at Uplands Hotel (Phase 2). The proposals are for 10

Category A dwellings (5 first time buyer and 5 Jersey Homebuy). Building consent (B/2010/0659) followed in August 2010. Work started on site in February 2011.

- **Field 91A (Lesquende), Belle Vue, St. Brelade**
A planning application was received from Jersey Property Holdings (P/2009/2419) in December 2009 for a mix of approximately 36 apartments and 24 dwellings for older people (over 55) and is currently pending.
- **H3 (12) Field 633, La Verte Rue, St Peter**
Planning permission (P/2009/2082) was granted in June 2010 to the Parish of St. Peter for 14 social rented lifelong retirement homes and 1 warden's unit. Building Consent (B/2010/0602) followed in July 2010. Work started in March 2011.

RAC/Sept 2011
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