

RIGHT-SIZING REPORT

INTRODUCTION

In Jersey, many families are looking for larger homes, while at the same time statistics suggest many people live in homes that are bigger than their current needs. The 2021 Census confirms that, of owner-occupied dwellings, over 44% (10,534 units) were not fully occupied in March 2021.

Action 4C of the Creating Better Homes action plan makes a commitment to develop a right-sizing policy for Jersey to help support those homeowners who wish to move to a smaller, more suitable property but might need some help to do so. This, in turn, will help increase the supply of larger houses for families.

The aim is to assist those homeowners who are seeking to move to a smaller property and in no way to apply any pressure to those who do not.

A right-sizing questionnaire was made available to all Islanders between 14 February and 14 March 2022 at www.gov.je/rightsizing.

The results from the questionnaire will help support the further development of the government's right-sizing policy.

SURVEY RESULTS

TOTAL RESPONSES

There was a total of 1,170 responses - a very high number in comparison to the survey norm, clearly showing the level of interest in the concept and practicalities of right-sizing.

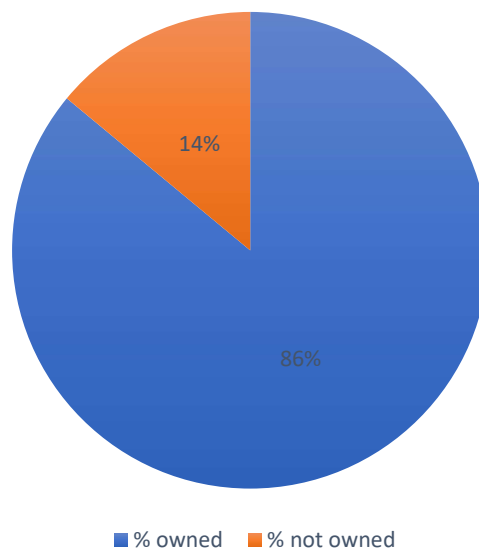
QUESTION RESPONSES

1. OWNERSHIP

Question one asked whether respondents owned their own home or not:

Responses showed that **86%** own their own home, whilst **14%** do not.

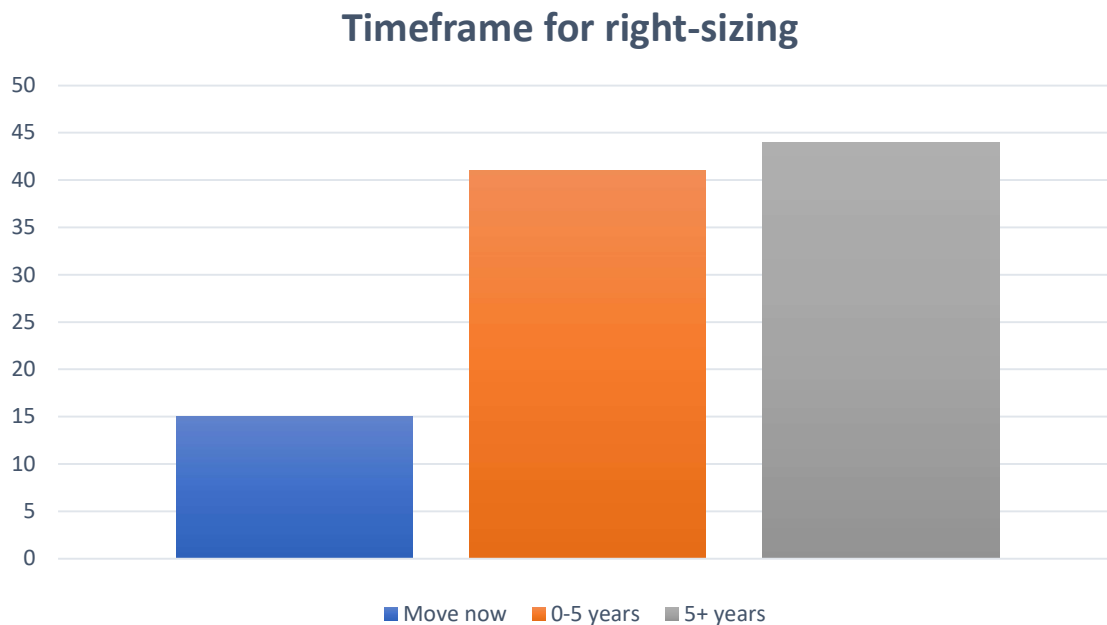
% of properties owned and not owned



2. INTEREST AND TIMEFRAME

This question focussed on whether there would be a niche for a right-sizing policy and whether the process would work in reality. The responses show that although the majority of respondents would not be in favour, 28% of persons would be in favour of right-sizing. A result of nearly a third of people who are interested in potentially right-sizing is enough to show that such a policy is both worth pursuing and which would additionally help a sizeable proportion of Jersey's population.

The percentage interested in right-sizing was shown as **28%** (201/ 713) of which **15%** (30/197) had a pre-existing desire to move (referred to as wishing to move 'now' within the survey), **41%** (81/197) would like to move between 0 and 5 years and **44%** (86/197) would like to move from 5+ years.



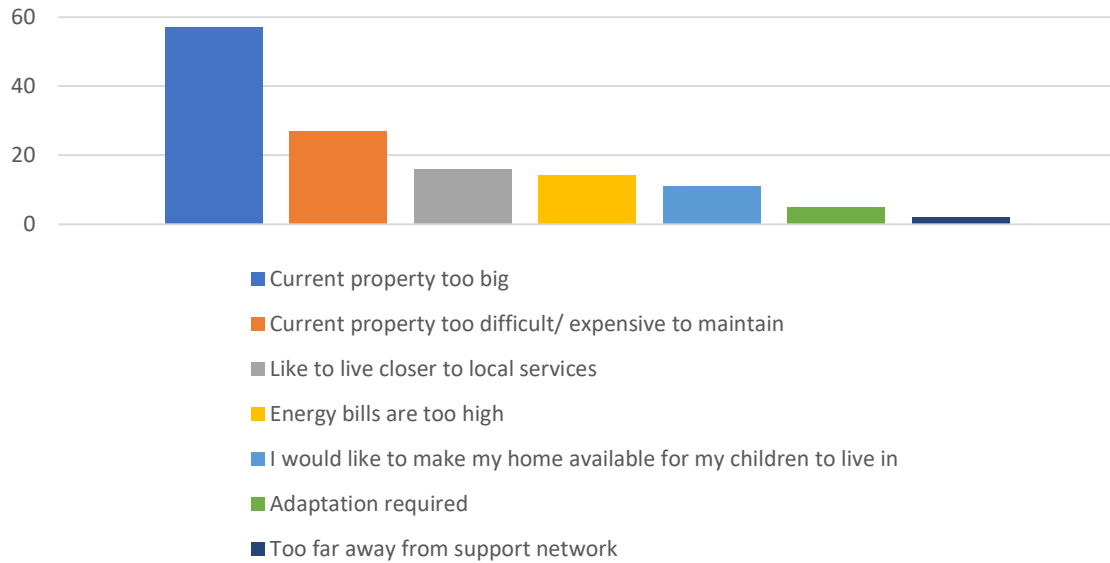
Most people answered that they wouldn't like to right-size immediately but that they would rather be prepared to do it at some point in the near future, with almost 85% of respondents suggesting that they would be prepared to right-size between 0 years and 5+ years.

3. REASONS TO RIGHT-SIZE

Reasons for right-sizing (or referred to within the survey as 'downsizing') include:

- (57% - 113/199) - *Current property is too big*
- (27% - 54/199) - *Finding current property too difficult or expensive to maintain*
- (16% - 31/199) - *Would like to live closer to local services i.e. shops, a good bus route, safe walking route etc*
- (14% - 28/199) - *Energy bills are too high*
- (11% - 21/199) - *I would like to make my home available for my children to live in*
- (5% - 10/199) - *My property needs adaptation*
- (2% - 3/199) - *My property is too far away from my support network*

Reasons for right-sizing

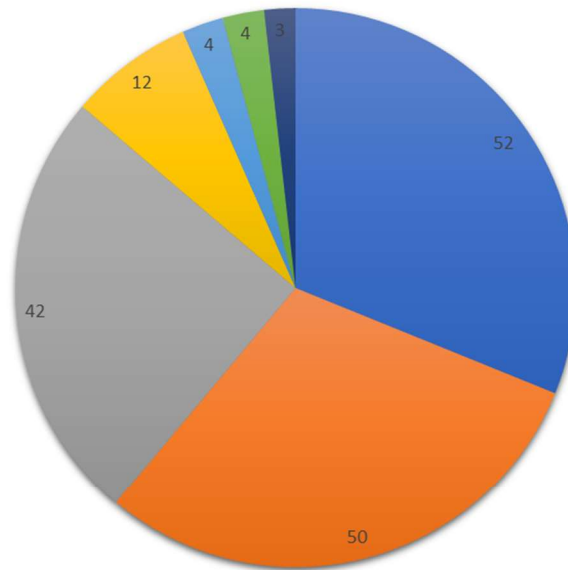


4. REASONS NOT TO RIGHT-SIZE

The reasons for stopping people from right-sizing include:

- (52% - 102/198) *I can't find a smaller property that I can afford, or at a price I am prepared to pay*
- (50% - 99/198) *The fees and stamp duty involved in moving mean its not worth bothering*
- (42% - 84/198) *I'm not ready to move yet*
- (12% - 23/198) *I can't find a smaller property that's close enough to local services (shops, bus stop etc)*
- (4% - 8/198) *I can't deal with all the paperwork/ removals on my own*
- (4% - 7/198) *I can't find a smaller property that's close enough to friends and family*
- (3% - 6/198) *I can't find a smaller property that has the care adaptations I need*

Reasons stopping people from right-sizing



- Can't find a smaller property that I can afford
- Fees and stamp duty means not worth bothering
- Not ready to move yet
- Can't find a smaller property close enough to local services
- Can't deal with the paperwork
- Can't find a smaller property close enough to friends and family
- Can't find a smaller property that has care adaptations needed

5. GEOGRAPHY

The next focus was on geography and which parishes would be the most popular for potential right-sizing moves as follows:

Parish	Percentage	Per capita
St Helier	18% (35/197)	35/35,822 (0.097%)
St Saviour	16% (31/197)	31/13,904 (0.22%)
St Brelade	13% (26/197)	26/11,012 (0.24%)
St Clement	9% (17/197)	17/9,925 (0.17%)
St Peter	9% (17/197)	17/5,264 (0.32%)
St Lawrence	8% (15/197)	15/5,561 (0.27%)
Grouville	7% (13/197)	13/5,401 (0.24%)
Trinity	6% (11/197)	11/3,355 (0.33%)

St John	5% (10/197)	10/3,051 (0.33%)
St Martin	5% (10/197)	10/3,948 (0.25%)
St Ouen	5% (10/197)	10/4,206 (0.24%)
St Mary	1% (2/197)	2/1,818 (0.11%)

6. THOSE PREVIOUSLY REGISTERED ON THE WAITING LIST

Additional information provided showed that only **2%** of respondents have previously registered on a Parish waiting list, with **98%** not having previously registered on a waiting list.

Registration on waiting list



7. AGE CATEGORIES

The categories of persons wishing to right-size included:

- 55-59 (**21%** - 40/190)
- 60-64 (**19%** - 36/190)
- 50-54 (**16%** - 30/190)
- 65-69 (**15%** - 29/190)
- 70-74 (**12%** - 22/190)
- 45-49 (**6%** - 12/190)
- 75-79 (**3%** - 6/190)
- 40-44 (**2%** - 4/190)
- 35-39 (**2%** - 4/190)
- 30-34 (**2%** - 3/190)
- 80-84 (**1%** - 2/190)
- 85-89 (**1%** - 1/190)
- 95+ (**1%** - 1/190)

8. HOUSE TYPE AND BEDROOM NUMBERS

The survey highlighted the current House type and bedroom/ spare bedroom numbers of properties which could be used for right-sizing (in order of preference) as follows:

- Semi-detached (**42%** - 83/196)
- Detached (**40%** - 78/196)
- Bungalow (**6%** - 12/196)
- Flat (**3%** - 5/196)

Which have

- 3 bedrooms, (**46%** - 84/184)
- 4 bedrooms (**35%** - 64/184)
- 5 bedrooms (**11%** - 20/184)
- 2 bedrooms (**7%** - 13/184)
- 6+ bedrooms (**2%** - 3/184)

And

- 2 spare bedrooms (**39%** - 70/178)
- 1 spare bedroom (**31%** - 56/178)
- 3 spare bedrooms (**19%** - 34/178)
- 4 spare bedrooms (**8%** - 14/178)
- 4+ bedrooms (**2%** - 4/178)

9. HOUSEHOLD SIZES

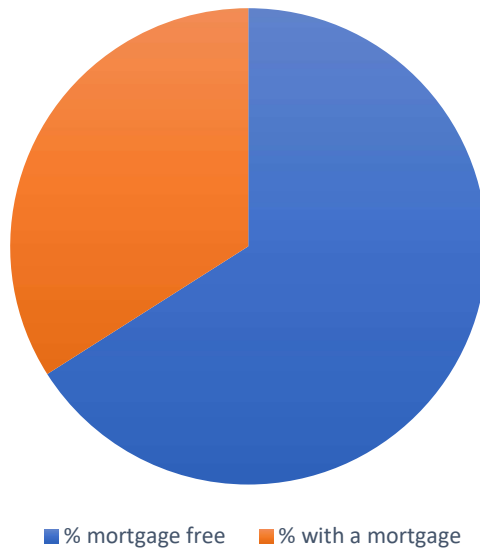
The survey showed that most popular household sizes, in order of preference were:

- 2 people (**50%** - 95/189)
- 2=) 1 person (**17%** - 33/189)
- 2=) 3 people (**17%** - 33/189)
- 4 people (**9%** - 17/189)
- 5 people (**5%** - 9/189)
- 6 people (**1%** - 1/189)
- 6+ people (**1%** - 1/189)

Two thirds of respondents stated that they were mortgage free:

- % Mortgage free: **66%**
- % With a mortgage: **34%**

Mortgage status



10. TYPES OF FUTURE RIGHT-SIZING PROPERTY PREFERRED

The top types of property preferred include:

- 2 bedroom semi-detached (**74%** - 62/84 responses for semi-detached)
- 2 bedroom bungalow (**73%** - 93/127 responses for bungalow)
- 2 bedroom detached (**67%** - 94/140 responses for detached)
- 2 bedroom flat (**66%** - 53/80 responses for flat)

11. POPULAR PROPERTY CHARACTERISTICS

The top rated characteristics of a potential right-sizing property required:

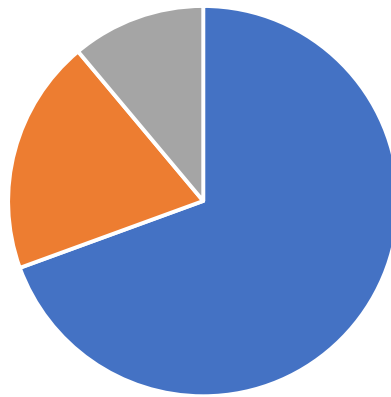
- Parking (**88%** - 169/193)
- Garden (**73%** - 140/193)
- Must be at a price which will enable the release of sufficient equity/funds from the sale of the present home (**68%** - 132/193)
- Easier to maintain (**55%** - 107/193)
- Close to services (**44%** - 84/193)

- The property would enable you to remain at home for care (25% - 48/193)
- In the same Parish as your current home (23% - 45/193)
- Near to your current home – (14% - 26/193)
- Close to family and/or other social connections (13% - 24/193)
- Will enable you to sell your current home to a person you choose (12% - 23/193)

12. INTEREST IN PARTICIPATING IN A RIGHT-SIZING SCHEME

Finally, of the **28%** (201/ 713) of total survey respondents referred to in point 2, **58%** of those would be interested in participating in a right-sizing scheme (110/189).

Interest in participation in a right-sizing scheme



- Total number of respondents
- Interested in right-sizing
- Of the 28% interested in right-sizing, 58% of this are interested in participation in a right-sizing scheme

OUTCOMES

The survey received a good rate of response, suggesting there is some interest in the topic.

Most respondents owned their own home, with a sizeable portion being interested in right-sizing and most looking at moving between 0 and 5+ years. There is an appetite for right-sizing, subject to location, property type and amenities.

Reasons why people wanted to right-size and did not want to right-size were covered, and the further information provided by respondents gave an indication of the most popular parishes in terms of demand, the level to which respondents were familiar with parish waiting list registration, age, house type and bedroom numbers, household sizes, types of property and popular property characteristics.

The results of the survey will be used to inform and guide the development of a right-sizing policy. The Minister for Housing and Communities will continue to work with the Minister for the Environment to ensure that an element of right-sizing accommodation can be provided on new housing developments in the Island. The aim is to have a future right-sizing policy which is robust and will assist appropriate provision on sites identified for housing, in order to provide assistance to those homeowners who are seeking to move to a smaller property.