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**Housing Policy Development Board (the 'Board' or the 'HPDB') Meeting 3**  
**Tuesday 11<sup>th</sup> June 2019, 10.00 – 12.00**

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Board:

Michael De La Haye, Independent Chair (MDLH) (Chair)  
Minister for Children and Housing, Senator Sam Mézec (SM)  
Minister for the Environment, Deputy John Young (JY)  
Minister for Infrastructure, Deputy Kevin Lewis (KL)  
Assistant Minister for Treasury and Resources, Deputy Lindsay Ash (LA)  
Assistant Minister for the Environment, Deputy Gregory Guida (GG)  
Deputy Carina Alves (CA)  
John Scally, Independent Lay Member (JS)

Executive Support:

**Strategic Policy, Performance and Population:**

Sue Duhamel – Policy Director (SD)  
Richard Jouault – Deputy Director, Social Policy (RJ)  
Jack Norris, Policy Principal (JN)  
Matthew Viney – Policy Principal (MV)

**Treasury and Exchequer:**

Jim Shilliday – Head of Shareholder Relations (SH)

**Planning & Environment:**

Andrew Scate – Group Director, Regulation (AS)  
Ralph Buchholz – Principal Planner (RB)

Specialist Advisors:

**Altair Limited (Housing Consultants):**

Sarah-Joy Lewis (SJL)  
Cassidy Curls (CC)  
Aaron Elliot (AE)

Apologies:

Minister for Treasury and Resources, Deputy Susie Pinel (SP)  
Connétable of St. Mary, John Le Bailly (JLB)  
Kevin Pilley, Strategic Policy, Performance and Population (KP)  
Megan Mathias, Strategic Policy, Performance and Population (MM)

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## 1. Welcome and apologies

1.1 The Chair welcomed all the attendees and conducted introductions. Apologies were noted from SP, JLB, KP and MM.

## 2. Approval of Minutes

### 2.1 Matters Arising

Prior to adoption of the minutes, the Chair requested updates on the following items:

- Foreign ownership of property: Officers have commenced work to review this matter and a report will be presented to the Board once this has been completed.
- Social housing rent policy: An officer sub-group has been formed and the first meeting was held on Friday 17<sup>th</sup> May 2019. Further meetings are scheduled over the coming weeks to bring back proposals to the Board.
- Meeting with Migration Board. This is to be arranged. SD already attends both boards, and will ensure information flows between them.
- Homelessness review and strategy: funding for the review has been agreed (via Ocorian charitable trust) and representatives from government, the voluntary and community sector and housing providers had been appointed to help develop the strategy. The results will be presented to the Board. The Strategy is expected to be published around January 2020, SM noted that a key area of the work would be properly defining homelessness.
- Review of Access to Social Housing in Jersey: the review will be published by the Minister for Children and Housing in due course and will be made available for next Board meeting. SD noted that the Board will have sight of various ongoing housing work streams, but will not have to sign off on everything; this responsibility rests with the Minister (for Housing). The work of the Board is detailed in their terms of reference.
- JY highlighted the (current) lack of transparency in relation to share transfer i.e. that there was no open disclosure of prices and/or the parties involved. Officers advised that they understood that some information was available from the Tax Department. It would be obtained and presented to the Board as part of the Off-Island buy to let work.

2.2 The Board approved the minutes of the previous meeting (Tuesday 14<sup>th</sup> May 2019) and they were duly signed by the Chair.

### **3. Feedback from Andium Homes Presentation and Briefing**

3.1 The Chair suggested it would be useful for the Board to discuss and provide feedback on the recent briefing received from Andium Homes (Monday 20<sup>th</sup> May 2019). The following points were noted:

- JY highlighted the importance of greater levels of dialogue between Andium and the Government to ensure there was an avenue for housing issues to be discussed between both organisations, and ensure the delivery of government housing policies.

Responding, SM – noted that shared responsibility makes carrying actions forward promptly more difficult. SM cited making land available to Andium and development of a social rents policy - at present, neither of these areas are within the direct remit of the Housing Minister.

The representatives from Altair noted that, to date, the feedback they had had relating to Government Policy reinforced the view that there was a lack of policy direction and assistance in some areas.

- AS noted that the “Regeneration Steering Group” (RSG), originally setup in 2010, is to be re-constituted. It was highlighted that there would be a clear impact on the work of this group. AS suggested the Board may wish to make recommendations to the RSG.
- Officers noted that the Children and Housing Minister was due to meet with Andium to discuss site acquisitions. JY noted previous use of a government land bank.
- There was a general consensus that decisions needed to be made on the usage of sites that were available to the Government i.e. publically owned. Allocation of their use ought to be in the RSG's remit. Examples included St. Saviour’s Hospital, Cyril Le Marquand House, D’Hautree School and La Folie Inn.
- JS made a general observation that the process of going from purchasing land to building needs to be smoother.

To Note: The Board requested that a review of the high level policy objectives of Andium should fall within the work of Altair - broader work on sites and process will necessitate input from officers.

**Action 1: The Board requested work on the high level policy objectives for Andium be included in Altair's work.**

### **4. Presentation by Altair – Development Barriers in Jersey**

4.1 AE presented a summary of the paper to the Board. Points of clarification were addressed by AE as the presentation progressed and the Board discussed various matters openly throughout.

4.2 Members of the Board highlighted the following key points during discussions:

- In regard to land value, JS noted that in practice, residential land would always be the most valuable. And whilst the report suggests “alternative use” could influence the value, in reality it would represent a very small area – the re-zoning of these sites for offices/retail wouldn't likely happen.
- LA suggested that a policy of “buy to live” could be applied and that buy to let should no longer be a purchase option. AE noted that this may add a barrier to supply as a policy in isolation, however in conjunction with other policies e.g. assistance for first time buyers, this could be offset.
- JY cited examples of where consent for development had been granted, but no building had commenced. The Board were advised that statistics on this are being prepared and will be reviewed.

AS noted that the factor which caused the longest delay in granting of development consent was third party appeals.

- JY cited a UK scheme in which public money is made available for smaller construction companies.
- JS stated that co-ownership needs to form part of any review of investment purchase. JS further clarified that construction methods are a market driven factor.
- The Board discussed how the current cost of housing is driving away younger people due to the costs involved e.g. having to provide a £60-80k deposit. The Chair enquired if there were any statistics available on this matter.

**Action 2: Officers to liaise with Statistics Jersey in statistics in relation to young people and housing purchase.**

- JY suggested a housing cost cap could be introduced – for first time buyers (for example). This would attempt to address the issue as it limits who can purchase and therefore also impacts the price.
- Summing up, the Chair informed the Board that bold decisions would be needed in order to deliver on its goals.

JY advised that future intentions on matters such as re-zoning and compulsory purchase would be made clearer in the Island Plan

4.3 Altair noted the comments of the Board, the views will be added to their future work and form part of their final conclusions and recommendations

4.4 Chair thanked AE for the presentation.

## 5. Presentation by Altair – Ageing Population in Jersey

5.1 SJ and CC presented a summary of the paper to the Board.

5.2 The following key points were raised by members of the Board:

- LA and KL noted that there was currently little incentive for downsizing. Unlike in the UK you can't sell an older family house and move to a more modern flat as the cost is almost the same.

The Chair asked if the Board would like downsizing incentives to be incorporated into Altair's work – the Board agreed to this.

### **Action 3: The Board requested work on downsizing incentives be included in Altair's work.**

JY noted caution, as the idea of encouraging people to leave their homes was an uncomfortable one. A preferred option would be to look at removing dis-incentives – for example the “linking” of sites so that people can only sell to first time buyers, but then this enables them to move to a lifetime rental property on the same, or a linked, site.

5.3 The Chair thanked SJ and CC for the presentation.

SJ confirmed that a Housing Affordability paper would be provided at the next Board meeting.

## 6. Future Briefings for the Board

6.1 The next briefing for the Board is the Statistics Jersey Briefing – to be held on Thursday 13<sup>th</sup> June 3pm to 4pm *or* Friday 14 June 11.30am to 1pm. Both briefings will be held in La Pulente Room, 1st Floor Broad Street. The Chair clarified that this was the same briefing, with optional times.

## 7. AOB

7.1 JS notified members of the upcoming Caritas Annual Lecture. This would be taking place on Friday 21<sup>st</sup> June at the Pomme D'Or Hotel – 12:30pm – 2:30pm. Officers will circulate full details to the Board following the meeting.

### **Action 4: Officers to circulate details of Caritas Annual Lecture.**

7.2 JY noted that on the July 3rd the Strategic Options Report from Planning/Environment Minister would be published. RB advised that the paper would be circulated to the Board and that observations would be welcomed.

## Action 5: Planning and Environment Strategic Options Report to be circulated to the Board

7.3 The Chair requested a revised start time for next meeting – this was agreed.

7.4 The Chair closed the meeting at 12:09pm

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### Actions

	Action required	Allocated to	Required by	Date completed
1	The Board requested work on the high level policy objectives for Andium be included in Altair's work.	Altair	ongoing	
2	Officers to liaise with Statistics Jersey in statistics in relation to young people and housing purchase.	JN/RJ	23/07/19	
3	The Board requested work on downsizing incentives be included in Altair's work.	Altair	ongoing	
4	Officers to circulate details of Caritas Annual Lecture.	JN	21/06/19	
5	Planning and Environment Strategic Options Report to be circulated to the Board	RB	03/07/19	

### Future Meetings:

- Tuesday 23<sup>rd</sup> July, **9am – 11am**, Broad Street, La Pulente Room – **NOTE TIME CHANGE**
- Thursday 19 September, 12pm-2.30pm, Broad Street, La Pulente Room
- Tuesday 15 October, 10am-1pm, Broad Street, Petit Port Room

Minutes agreed

Chairman:

Date:

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Agreement for  
publication

Chairman:

Date:

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Register of Actions from previous meetings

	No.	Action required	Allocated to	Required by	Date completed
Meeting 1 09/04/19	1	Officers to approach Mr. Scally about joining the Board.	JN/RJ	14/05/19	14/05/2019
Meeting 1	2	Social Housing Rents – Paper	JN/RJ		
Meeting 2 14/05/19	3	Officers to look into how to link up with the Economic Framework Board	SD	04/06/19	