

STATES OF JERSEY



Jersey

DRAFT INCOME SUPPORT (AMENDMENT No. 20) (JERSEY) REGULATIONS 202-

Lodged au Greffe on 20th October 2020
by the Minister for Social Security

STATES GREFFE

REPORT

1. Summary

The accommodation component of Income Support pays under 2 separate systems for rented properties, depending on whether a dwelling is privately-rented or social housing. This policy was instituted as part of the Housing Transformation Programme that led to the creation of an arm's-length social housing provider in Andium Homes and the centralised Affordable Housing Gateway. It allows for the Income Support benefit calculation to include the actual rent for a social housing property that is appropriate to a household's needs, as opposed to the system of capped fair rents used for private sector rentals. Social housing rent policy ensures that rents are set at no more than 90% of the market rental for the property.

A property can only be deemed to be social housing if the housing provider is listed by name in the "interpretation" section of the [Income Support \(Jersey\) Regulations 2007](#).

At the time the list was first drafted, several of the smaller trusts (and Parish housing providers) took the decision not to become social housing providers, for various reasons. It was always expected that more of these providers would seek to be included on the list.

Social Housing is allocated by the central Affordable Housing Gateway.

The current Regulations read as follows –

"1 Interpretation

"social housing" means housing that is provided by any of the following –

- (a) the States, such housing being under the control of the Minister for Children and Housing;
- (b) a company prescribed under Article 2 of the [Social Housing \(Transfer\) \(Jersey\) Law 2013](#);
- (c) Jersey Homes Trust;
- (d) Les Vaux Housing Trust;
- (e) Christians Together in Jersey Housing Trust;
- (f) FB Cottages Housing Trust;"

2. Request from the board of the Clos de Paradis Housing Trust

The Clos de Paradis Housing Trust has recently reviewed the issue and has decided to request the Trust's inclusion on the List as a social housing provider for Income Support purposes. The Trust has 28 flats and 54 houses, and no outstanding loans with the Government of Jersey.

Although the Trust does not have a high turnover of properties, it already seeks to allocate them to people on the Gateway. The Trust's rents are normally set below the current private sector rental cap.

3. Minister's proposed Regulations

The Trust is suitable for inclusion on the social housing list and the Minister has welcomed the Trust's request.

The Minister has therefore sought to include the Clos de Paradis Housing Trust in the list of social housing providers in the Income Support (Jersey) Regulations 2007. The proposed draft Regulations achieve solely this change.

If approved, the Regulations will come into force on 1st January 2021.

4. Financial and manpower implications

There is no direct impact from this decision on the Income Support budget, or on the staffing requirements for the Affordable Housing Gateway. As noted, although the Trust does not have a high turnover of properties, it already seeks to allocate them to people on the Gateway. The Trust's rents are normally set below the current private sector rental cap.

EXPLANATORY NOTE

The Income Support (Amendment No. 20) (Jersey) Regulations 202-, if passed, will amend the definition of “social housing” in Regulation 1 of the Income Support (Jersey) Regulations 2007 to include housing provided by the Clos de Paradis Housing Trust. The Regulations come into force 1st January 2021.



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Made [date to be inserted]
Coming into force [date to be inserted]

THE STATES make these Regulations under Article 18 of the Income Support (Jersey) Law 2007¹ –

1 Regulation 1 (interpretation) of the Income Support (Jersey) Regulations 2007 amended

In Regulation 1 of the Income Support (Jersey) Regulations 2007² in the definition “social housing” after sub-paragraph (f) there is inserted –

 “(g) Clos de Paradis Housing Trust;”.

2 Citation and commencement

These Regulations may be cited as the Income Support (Amendment No. 20) (Jersey) Regulations 202- and come into force on 1st January 2021.

ENDNOTES

Table of Endnote References

1	<i>chapter 26.550</i>
2	<i>chapter 26.550.30</i>