

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT
BY DEPUTY G.P. SOUTHERN OF ST. HELIER**

ANSWER TO BE TABLED ON TUESDAY, 7th NOVEMBER 2006

Question

- (a) Following the recent publication of figures in the United Kingdom showing the significant fall in the number of 3 bedroom houses being built in the last ten years, and the large increase in the number of 1 and 2 bedroom flats being built, would Minister inform members whether he has available the equivalent figures over the past decade for Jersey in –
- (i) the private sector, and
- (ii) the States sector
- both for rental and purchase?
- (b) What steps, if any, is the Minister planning to take to ensure that sufficient family homes are built in Jersey in the future?
- (c) Would the Minister further inform members of the current projected figures his Department is working with for building in the above categories over the coming 5 year period?

Answer

- (a) Data relating to housing construction in Jersey is calculated in a different way and the figures are not directly comparable.

Total completions by Sector for the period are set out in Table 1.

There are available annual net figures for Category A home completions since 2002 (when the Island Plan was adopted), by size, as set out in Table 2.

Information on home completions since 2005, by Size and Type, is set out in Table 3. The Category B figures for this table are derived from application descriptions, which, in many cases, do not specify dwelling size and/or type.

- (b) The Island Plan is the main instrument for addressing housing requirements. It makes provision for the development of homes by providing the market with opportunities to undertake residential development through the use of enabling planning policies. In the case of land that is specifically identified for the purposes of meeting the particular areas of the Island's housing need in the Island Plan the Minister for Planning and Environment is able to exercise control over the type of accommodation provided. This is enabled through the use of development briefs. Outside of this mechanism, the nature of homes that are developed is largely market-lead.

The Island Plan is shortly to be reviewed. It is anticipated that the supply required for new homes in the 'qualified sector' will come from a range of sources, including –

land already rezoned for Category A homes;
suitable sites among those listed in IP policies H3 and H4;
other suitable sites to emerge from consultations with parishes;
redevelopment / upgrading of outworn housing estates;

opportunities at the Waterfront;
opportunities presented by town regeneration;
windfall developments elsewhere in the built-up area; and
conversions and changes of use elsewhere.

The requirement figures and supply of new homes are monitored and up-dated through the *Housing Needs Survey* and *Planning for Homes*. The *Housing Needs Survey* is conducted by the States Statistics Unit on behalf of Planning and Environment and Housing departments. It enables projected requirements to be established for a range of alternative future scenarios, based on different housing qualification periods and varying migration levels. *Planning for Homes* is an annual review of housing land availability prepared jointly by the Housing and Planning Departments, in consultation with the Population Office, the Statistics Unit and several leading local estate agents.

The evidence from *Planning for Homes 2006*, to be released in a few weeks, suggests that projected requirements for 3-bedroom family homes for the 5-year period up to the end of 2009 are likely to be met by recent completions and outstanding commitments in the form of development permissions. There may be some shortfall in the supply of larger 4- and 5-bedroom family homes which will be addressed through a variety of measures. Most particularly it is anticipated that these shortfalls could be addressed in part by the provision of sites for 'sheltered / last time homes'. This will enable the increasing numbers of people above retirement age to downsize to accommodation which is more suited to their needs and, in doing so, release larger properties, potentially suitable for accommodating the needs of families, back onto the market.

The Minister for Planning and Environment is also working with the Minister for Housing in looking at ways to promote shared equity housing, to help many islanders realise their aspirations to own their own homes.

The Minister for Planning and Environment has also reviewed Supplementary Planning Guidance relating to the design of homes. Whilst this supplementary guidance covers many aspects of the design of homes and relates to all types of homes, it seeks to ensure that new homes are built to minimum standards that adequately meet the requirements of future residents – including families. The Minister is keen to adopt and publish the guidance to give effect to these new standards: the matter is presently the subject of review by the Environment Scrutiny Panel and the Minister is committed to working with the Panel to expedite progress. The Minister is committed to ensuring that all future homes are adequately sized, have adequate space about and are designed to appropriate lifetime standards.

- (c) The current projected requirement figures for homes of various tenures, types and sizes are based on those provided in the Statistics Unit report entitled: 'Jersey Housing Requirements 2005-2009: Report on the 2004 Housing Needs Survey'.

Requirement figures will be included in the *Planning for Homes 2006* report. These will allow for alternative future scenarios based on different housing qualification periods and varying migration levels.

Table 1: Net Annual Completions of Homes (qualified) by Sector, 1996 to end June 2006.

Completed Homes (net)					
Year	Purpose built First-time Buyer Homes	Purpose built Social Rented Homes	Purpose built Category A Completions	Other Demand Housing (Category B)	Total Completions
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	165	148	313	1471	1784
2002	22	300	392	493	885
2003	161	109	270	389	659
2004	52	(36)	16	343	359
2005	18	29	47	497	544
First half 2006	47	34	81	167	248
Sub-total	370	436	806	1889	2695
TOTAL	535	584	1119	3360	4479

Table 2: Net Annual Category A Housing Completions since 2002, by Size.

Year	Unit Size					Total
	1-bed	2-bed	3-bed	4-bed	5-bed	
SOCIAL RENTED						
2002	163	60	74	3		300
2003	32	59	12	3	3	109
2004	(1)	(12)	(23)			(36)
2005	14	9	6			29
First half 2006	39	20	(21)	(4)		34
Sub-total	247	136	48	2	3	436
FIRST-TIME BUYER						
2002		1	91			92
2003	33	92	26	10		161
2004			41	11		52
2005			14	4		18
First half 2006			47			47
Sub-total	33	93	219	25	-	370
CATEGORY A						
2002	163	61	165	3		392
2003	65	151	38	13	3	270
2004	(1)	(12)	18	11		16
2005	14	9	20	4		47
First half 2006	39	20	26	(4)		81
TOTAL	280	229	267	27	3	806

Table 3: Completions of Qualified Homes (Gross), by Type and Size, 2005 and first half 2006.

Type of Home	Size of Home						Total
	1-bed	2-bed	3-bed	4-bed	5-bed +	Unspecified Size	
Category B Completions							
Flats *1	253	56	2	-	-	119	430
Houses *2	8	19	53	43	2	115	240
Retirement Homes - Apartments - Cottages							
Unspecified Dwellings / Units	11	9	3			48	71
Sub-Total	272	84	58	43	2	282	741
Category A Completions							
Flats *1	71	43	9				123
Houses *2		1	80	4			85
Retirement Homes - Apartments - Cottages	9						9
Unspecified Dwellings / Units							
Sub-Total	80	44	89	4			217
TOTAL	352	128	147	47	2	282	958

* These are gross figures and take no account of the units lost in redevelopment / conversion schemes

*1 includes apartments, studios, bedsits and maisonettes

*2 includes bungalows and cottages