

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING  
BY DEPUTY M.R. HIGGINS OF ST. HELIER  
ANSWER TO BE TABLED ON TUESDAY 19th JANUARY 2010**

**Question**

Would the Minister provide the Assembly with the following information –

- (a) the number of J category consents issued in each of the last 5 years broken down into occupational/industry categories?
- (b) what other departments or agencies in Jersey, if any, are empowered to grant J category consents?
- (c) the number of 1(1)(k) category consents issued over each of the last five years, indicating from which countries the individuals concerned were previously resident and/or domiciled?
- (d) the number of persons housed by the Department, broken down as follows - single person households under the age of 25; single person households under the age of 25 with children; single person households aged between 25 and 65; single person households aged between 25 and 65 with children; couples aged between 25 and 65; couples aged under 65 with children; couples aged over 65 and single people aged over 65.

**Answer**

(a) The sectoral analysis of 1(1)(j) permissions is performed at the point of initial in principle approval, and not at each and every point those individuals seek consent to purchase or lease property. This sectoral analysis of approvals is provided below.

<b>Approvals 2005 - 2009</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
Accountancy	49	79	69	60	64
Banking	62	93	112	112	92
Trust	20	23	25	14	17
Other financial, inc investment mgt, funds, compliance	25	78	49	44	21
Construction	30	21	27	21	19
Information technology	9	4	11	11	5
Legal	48	89	78	69	62
Medical	13	30	18	21	7
Other, inc media, charities, transport, sport	37	50	17	29	16
Retail	6	10	14	16	8
Services, energy, communications	25	27	36	49	44
States	14	18	29	32	17
Tourism and hospitality	12	11	12	7	9
<b>Applications approved</b>	<b>348</b>	<b>533</b>	<b>497</b>	<b>485</b>	<b>382</b>

The number of approvals in any year does not necessarily equate to demand on the housing stock, as 1(1)(j) employees will also leave the island in any one year, and indeed, some 1(1)(j) individuals will transact more frequently than others while the general economic climate also effects propensity to purchase and lease. The overall levels of consents issued to 1(1)(j)s over the past 5 years however is as below:

<b>2005 – 2009 j purchases:</b>	<b>Total Purchase Consents Issued</b>	<b>j Purchase Consents Issued</b>	<b>j Lease Consents</b>
2005	1,671	84	266
2006	2,039	149	281
2007	1,881	138	310
2008	1,617	98	329

An analysis of j category employment is also provided below, reflecting the demand various industries place on the overall housing stock in relation to their needs for 1(1)(j) employees.

<b>Employment by sector</b>	<b>Jun 2009</b>	<b>Dec 2008</b>	<b>Dec 2007</b>	<b>Dec 2006</b>	<b>Dec 2005</b>
Agriculture and Fisheries	+	+	+	+	+
Manufacturing	20	20	10	20	10
Construction and Quarrying	40	30	30	30	20
Electricity, Gas and Water	+	+	+	+	+
Wholesale and Retail Trades	60	60	50	50	40
Hotels ,Bars, Restaurants	20	30	30	20	20
Transport, Storage, and Communications	40	40	40	30	30
Computer and related activities	10	10	10	20	10
Financial and Legal Activities	740	740	640	590	460
Miscellaneous Business Activities	40	40	40	30	20
Education, Health and other services	140	140	130	110	110
<b>Total private sector “j” employees</b>	<b>1,120</b>	<b>1,120</b>	<b>1,000</b>	<b>900</b>	<b>740</b>
Total private sector employees	49,500	46,910	46,360	45,020	43,850
<b>Public sector j employees</b>	<b>641</b>	<b>660</b>	<b>832</b>	<b>710</b>	<b>n/a</b>

+ means a non-zero number less than 5.

(b) Only the Housing Minister can grant any consent under the Housing (Jersey) Law, 1949. The consents being processed by the Population Office on behalf of the Minister.

Notwithstanding that, the Minister permits the Health and Social Services and Education, Sport and Culture Departments to determine which individuals are of a skill requiring such consent. This permission extends to professions allied to medicine and teaching staff only, and reflects the need to support these Departments in their recruitment of key workers. This arrangement also sees these Departments as best placed to determine which individuals have the appropriate skills, and this in turn reduces red tape. Even in these cases however, all consents to actually purchase or lease property are issued by the Population Office on behalf of the Minister, and therefore the Minister retains authority over every consent application should he so wish to exercise it.

(c) The statistics maintained are designed to give an indication of *additional* demand for housing presented by 1(1)(k)s - as opposed to counting churn in the market whereby existing 1(1)(k) residents sell one property and purchase another (which can occur with some frequency depending on the economic climate and individual behaviour).

As such, the below is an analysis of “first time” consents issued to 1(1)(k)s, i.e. the first consent they receiving in Jersey having come to the Island to take up residence.

	<b>1(1)(k) “First Time” consents approved</b>
<b>2004</b>	1
<b>2005</b>	5
<b>2006</b>	9
<b>2007</b>	10
<b>2008</b>	3
<b>2009</b>	9

In addition, and to reflect overall activity, in principal approvals for 1(1)(k) consent are detailed below.

<b>K applications 2007 – 2009</b>	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>2006</b>	<b>2005</b>
Total Approvals	8	12	12	9	9
Refusals	2	1	1	0	3

It is important to note that the number of approvals in any year does not necessarily equate to demand on the

housing stock, as 1(1)(k) persons will also leave the island in any one year. Furthermore, some slight time-lag can exist between granting approval and a housing transaction actually taking place.

Statistics as to the previous country of residence or domicile, or of origin or nationality, of applicants for 1(1)(k) consents are not maintained, not least in the absence of compelling reasons to maintain such personal data and because almost without exception consents issued over the previous 5 years have been for British nationals, who overwhelmingly relocate from elsewhere in the British Isles.

(d) When a tenant is first housed their personal circumstances are reviewed and their marital status is recorded at that time. However, it would be overly intrusive and administratively onerous to continually monitor the marital status of over 4,500 tenants, particularly when ones marital status will not affect your ongoing rights as a tenant.

It is therefore not possible from existing data sources to fully answer this aspect of the Deputy's question, however, I can confirm the age profile of tenants occupying family and bedsit or 1 bedroom accommodation, as follows:

<b>Age group</b>	<b>Number of tenancies</b>	<b>Percentage of total tenancies</b>	<b>Family size units</b>	<b>Bedsit and 1 bedroom units</b>
<b>Under 25</b>	77	1%	8	69
<b>between 25 &amp; 65</b>	2,887	66%	2,063	824
<b>Over 65</b>	1,441	33%	306	1,135

The Social Security Department do keep statistics in respect of those States tenants who claim Income Support and Social Security have been able to confirm the following from their records:

<b>Category</b>	<b>Number of Adults</b>	<b>Number of Children</b>
Single U25 no children	9	0
Single U25 with children	61	80
Single 25 to 64 no children	892	0
Single 25 to 64 with children	565	873
Single O65 no children	935	0
Single O65 with children	0	0
Couples U25 no children	154	0
Couples U25 with children	234	187
Couples 25 to 65 no children	332	0
Couples 25 to 64 with children	510	532
Couples O65 no children	489	0
Couples O65 with children	18	13
<b>Totals</b>	<b>4199</b>	<b>1685</b>