

3.1 Deputy J.A. Martin of St. Helier of the Minister for Planning and Environment regarding the delivery of up to 2,500 new homes on the St. Helier Waterfront and within the town of St. Helier:

Further to his response to a written question on 23rd March 2010 could the Minister give further details in relation to the proposals contained within the draft Island Plan regarding the delivery of up to 2,500 new homes on the St. Helier waterfront and within the town of St. Helier.

Senator F.E. Cohen (The Minister for Planning and Environment):

The town for the purposes of the Island Plan comprises St. Helier and the surrounding urban area. The housing sites falling within this area will deliver the necessary housing. As a guide the following is a list of possible delivery of new homes albeit that some sites are still subject to planning: 660 new homes at Castle Quay, 80 at Westwater and Zephyrus, 300-400 on the Esplanade Quarter, 220 new homes at Westmount, 40 at Le Normandie, 35 at Plat Douet Road, 130 at the Revere Hotel, 150 at the Metropole, 55 at Wesley and over 100 units at the Ladies College in extended sites. Around an additional 400 homes will be delivered through the North of Town Masterplan bringing the total to around 2,200 and the balance required will be comfortably delivered within the 10 years of the plan.

3.1.1 Deputy J.A. Martin:

Is the Minister saying that the figures he delivered on 23rd March are completely wrong, because in the first 5 years there are 100 Category A houses and in 2018 there are 200 Category A - all the rest are Category B - these are flats; so which figures are right? Today's figures or the ones on 23rd March?

Senator F.E. Cohen:

They are both right. The question did not ask Category A or Category B. The question asked in relation to the delivery of 2,500 homes. It is hoped of course that all new sites, subject to the approval of the Island Plan proposals, will themselves deliver an element of affordable housing and this is stacked at 12.5 per cent initially, and 15 per cent within 5 years. So, both figures are correct.

3.1.2 Deputy J.A. Martin:

Perhaps I would just like to labour the point; the Minister has said there is no Category A housing proposed at all on the Waterfront over the next 10 years and if he loses 300 spaces in a very near surrounding Parish where will Category A, first-time buyers and social housing, go? It is not in St. Helier Waterfront and it is not in the town.

[14:45]

Senator F.E. Cohen:

I obviously have not made this clear. The proposal is that Category A housing - affordable housing, let us call it - will be delivered through the proposals contained in the Island Plan which is that 12.5 per cent initially or 15 per cent of all housing will be of the affordable category but that of course is subject to the approval of this House.

3.1.3 Deputy P.V.F. Le Claire of St. Helier:

I would be interested in knowing what the affordable category is?

The Deputy Bailiff:

I am sorry?

Deputy P.V.F. Le Claire:

The Minister responded by saying that these homes would be in the affordable category. I would like to know what an affordable category means.

Senator F.E. Cohen:

Affordable housing is a variety of different housing. For the purpose of most of the legislation it is Category A housing.

The Deputy Bailiff:

That question does not come as a supplementary to this particular question in any event.