



c/o Voisin-Hunter Ltd
One Esplanade
St Helier
Jersey
JE2 3QA

29 May 2015

Connétable A S Crowcroft
Chairman – Environment, Housing & Technical Scrutiny Panel
Scrutiny Office
States Greffe
Morier House
St Helier
JE1 1DD

Dear Constable Crowcroft

Scrutiny Review- Supply of Housing

Thank you for inviting the Trustees of Les Vaux Housing Trust [LVHT] to make a written submission to your Panel on the Terms of Reference for your review.

The object of LVHT is to provide residential accommodation, primarily but not exclusively, by way of rented accommodation to persons in the island in need of such accommodation and to assist financially, or otherwise, such persons. We are the third biggest social housing provider and currently own 361 units of accommodation.

We understand that there have been attempts in the past to determine the demand for housing, both for rental and purchase, but predicted numbers have always been overtaken by increased inward migration. It follows therefore that the biggest challenge is to accurately determine demand both now and say in fifteen years' time.

Once these estimated figures are available the next step is relate this demand for housing to the sites available in the Island Plan. If more land needs to be re-zoned there will be inevitable opposition to green field sites being built on which means that more housing will be constructed in built up areas in the urban parishes.

LVHT has no immediate plans to significantly increase our housing stock as we are focussing our resources on rebuilding Troy Court and Valley Court, subject to planning consent. However, should opportunities present themselves to add to our stock of three bedroom houses we would give these serious consideration as there is a lack of such accommodation in the social housing sector.

It is commendable that your Panel intends to explore "the current status of housing affordability in the Island" as many young couples can only dream of home ownership. Shared ownership schemes offered by the States of Jersey to first time buyers have been successful in the past and need to be re-introduced, provided that any legal loopholes arising from previous schemes have been resolved.

At this stage we have nothing further to add but will be pleased to assist your Panel further as the review progresses.

Yours sincerely

Francis Le Gresley
Chairman