

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

28th June, 2022

Proposition No. P.2022/41

Policy & Resources Committee

Government Work Plan 2022

AMENDMENT

Proposed by: Deputy N R Inder

Seconded by: Deputy P T R Ferbrache

Insert the following proposition immediately after Proposition 1.

“1 A. To incorporate the following action into the Government Work Plan framework and to direct the Policy & Resources Committee to apply category 1 status to it:

Housing:

i. Publish a 'Housing Action Plan' for States' owned land as part of the 2022 year-end monitoring report, giving a comprehensive overview of States' owned land available for housing development and any land considered for housing development by the former Housing Action Group (HAG) and the Committee *for* Employment & Social Security. This should include where States' owned land is available for:

- a) private ownership
- b) joint ventures
- c) self-build
- d) social housing (social rental, key worker, part ownership and specialised housing)”

Rule 4(1) Information

- a) The Proposition contributes to the States' objectives and policy plans by collating and publishing key data related to the most pressing domestic issue facing the States of Deliberation today.

- b) In preparing the Proposition, consultation has been undertaken with the Policy & Resources Committee.
- c) The Proposition has been submitted to Her Majesty's Procureur for advice on any legal or constitutional implications.
- d) There are no direct financial implications to the States of carrying the proposal into effect as the data already exists and a publication is already planned.

Explanatory note

This Amendment seeks to direct the Policy & Resources Committee to set out clearly into one easy-to-consume document, with timelines, rationale and consideration of industry capacity to deliver, the States' owned land available for housing development and any land considered for housing development by the former Housing Action Group and the Committee *for* Employment & Social Security, including but not restricted to building social housing.

The land planning process is tasked with ensuring a sufficient supply of land for the Island's housing needs, including States' land and private land. This is informed by the SSHI (the 'housing indicator') which is due to be updated later this year by the States.

The two-year supply of permissions for housing is looking healthy given that as at the end of Q1 2022 there were 556 private market permissions in the pipeline supply, set against the existing indicator. However, we also know that there is a big discrepancy between the number of permissions given and what actually gets built, with only 387 units completed between Nov 2016 and the end of Q1 2022.

Therefore, where land is available and permissions are granted, it is apparent that there remain some other reasons that the permissions are not being brought forward into development. This could be a multitude of reasons such as industry capacity, land banking, development finance etc.

Propositions 1(i), 1(ii) and 1(iii) seek to address some of the issues centred on the stagnation of the private market, but what they do not achieve is the consolidation of the work conducted by the HAG and the Committee *for* Employment & Social Security, with the work being conducted through the States Property Services function, into one document.

We are of the view that one of the successes of this term will be a sustained building programme to address the multitude of issues related to the employment and jobs crisis in the Island. A Housing Action Plan will inject hope and demonstrate action for islanders, and for businesses struggling to find accommodation for their workers.

Housing Action Group (HAG)

HAG was a working group; it was not a States' Committee nor a Special Committee, both of which could report directly to the States of Deliberation. Its constitution was five States' Members. The voting rights for the working group were Deputies Roffey, De Sausmarez and Ferbrache; Deputies Oliver and Mahoney were non-voting members.

In its update to States' Members in March 2022, it identified the rise in demand for private, social, partial ownership and key worker housing. It went on to identify the lack of supply availability for key worker housing; to note the rise in private sector sales and rent, with further focus on investigating appropriate market interventions to be led by Committees.

It has been confirmed that land acquired for the development of affordable housing will be utilised to help address social rental, partial ownership, key worker and specialised housing requirements.

Private Development: approved/in planning

The latest data (IDP Quarterly Monitoring Report for Quarter 1 of 2022) shows that the total 'pipeline' housing supply is 573 dwellings. The pipeline supply relates to new housing which is deemed to be effectively available where planning permission has been granted and the development is not yet complete, and where the development of new housing is acceptable in principle (with outline planning permission). It does not relate to completed dwellings.

Of the 573 dwellings within the current pipeline supply, 556 are private market housing and 17 are Affordable housing.